Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

268-270 Montague Street, Albert Park Vic 3206

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,600,000		&		\$3,800,000			
Median sale p	rice							
Median price	\$2,100,000	Pro	Property Type Hous		se		Suburb	Albert Park
Period - From	01/07/2023	to	30/06/2024		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	88 Victoria Av ALBERT PARK 3206	\$3,935,000	27/07/2024
2			
3			

OR

B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

18/09/2024 09:28





Rooms: 7 Property Type: House Land Size: 286 sqm approx Agent Comments

Indicative Selling Price \$3,600,000 - \$3,800,000 Median House Price Year ending June 2024: \$2,100,000

Comparable Properties



88 Victoria Av ALBERT PARK 3206 (REI/VG) Agent Comments



Price: \$3,935,000 Method: Auction Sale Date: 27/07/2024 Property Type: House (Res) Land Size: 254 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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