## 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

20 Page Street, Albert Park Vic 3206

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$3,500,000		&		\$3,850,000				
Median sale p	rice								
Median price	\$2,510,000	Pro	operty Type	Hou	se		Suburb	Albert Park	
Period - From	01/01/2022	to	31/12/2022		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	209 Bridport St.W ALBERT PARK 3206	\$3,924,000	12/09/2022
2	265 Richardson St MIDDLE PARK 3206	\$3,850,000	22/09/2022
3	4 Greig St ALBERT PARK 3206	\$3,550,000	06/08/2022

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:

25/01/2023 15:46



20 Page Street, Albert Park Vic 3206

### THE AGENCY

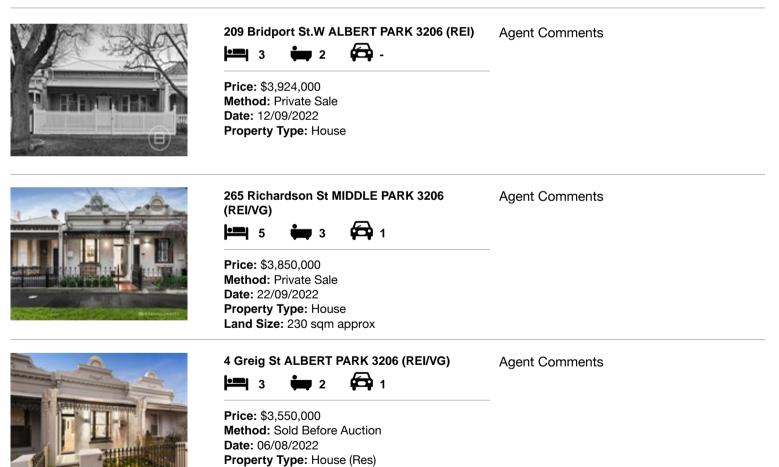
Adrian Wood 0404 861 508 adrianwood@theagency.com.au





Rooms: 7 Property Type: House Land Size: 253 sqm approx Agent Comments Indicative Selling Price \$3,500,000 - \$3,850,000 Median House Price Year ending December 2022: \$2,510,000

# **Comparable Properties**



Account - The Agency Port Phillip | P: 03 8578 0388



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Land Size: 163 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.