

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 between \$3,500,000 & \$3,850,000

Median sale price

Median price \$2,510,000 Property Type House Suburb Albert Park

Period - From 01/01/2022 to 31/12/2022 Source 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.

	Address 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

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



4 3 1

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



209 Bridport St.W ALBERT PARK 3206 (REI) Agent Comments

3 2 -

Price: \$3,924,000
Method: Private Sale
Date: 12/09/2022
Property Type: House



265 Richardson St MIDDLE PARK 3206 (REI/VG) Agent Comments

5 3 1

Price: \$3,850,000
Method: Private Sale
Date: 22/09/2022
Property Type: House
Land Size: 230 sqm approx



4 Greig St ALBERT PARK 3206 (REI/VG) Agent Comments

3 2 1

Price: \$3,550,000
Method: Sold Before Auction
Date: 06/08/2022
Property Type: House (Res)
Land Size: 163 sqm approx

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