

# 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

108 Victoria Avenue, Albert Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,300,000 & \$3,600,000

### Median sale price

Median price \$1,995,000 Property Type House Suburb Albert Park

Period - From 01/10/2023 to 31/12/2023 Source REIV

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

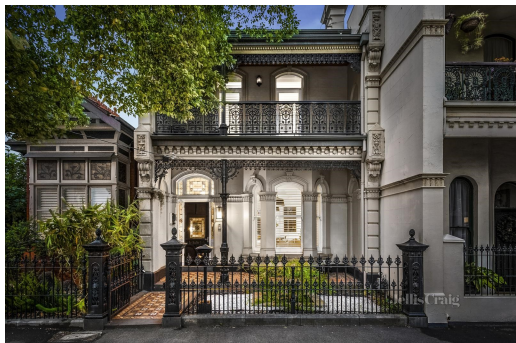
~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	264 Bridport St.W ALBERT PARK 3206	\$3,530,000	09/09/2023
2	14 Merton St ALBERT PARK 3206	\$3,520,000	12/09/2023
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: 07/02/2024 09:04



 4  2  0

**Property Type:** House (Res)

**Land Size:** 198 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$3,300,000 - \$3,600,000

**Median House Price**

December quarter 2023: \$1,995,000

## Comparable Properties



**264 Bridport St. W ALBERT PARK 3206 (REI)**

**Agent Comments**

 4  2  1

**Price:** \$3,530,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** House (Res)



**14 Merton St ALBERT PARK 3206 (REI/VG)**

**Agent Comments**

 3  2  -

**Price:** \$3,520,000

**Method:** Private Sale

**Date:** 12/09/2023

**Property Type:** House

**Land Size:** 215 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.

**Account - Marshall White** | P: 03 9822 9999