

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

67 Page Street, Albert Park Vic 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,600,000 & \$2,800,000

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	183 Nelson Rd SOUTH MELBOURNE 3205	\$2,950,000	23/03/2023
2	35 Dinsdale St ALBERT PARK 3206	\$2,500,000	18/03/2023
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:

06/04/2023 14:53



Property Type:

Agent Comments

Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

Year ending December 2022: \$2,510,000

Comparable Properties



183 Nelson Rd SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$2,950,000

Method: Sold Before Auction

Date: 23/03/2023

Property Type: House (Res)

Land Size: 273 sqm approx



35 Dinsdale St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$2,500,000

Method: Sold Before Auction

Date: 18/03/2023

Property Type: House (Res)

Land Size: 237 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.