

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 89 Little Page Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

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	38 Little Page St ALBERT PARK 3206	\$1,595,000	25/02/2023
2	51 Erskine St MIDDLE PARK 3206	\$1,535,785	27/02/2023
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.

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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

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



Property Type: House

Agent Comments

Comparable Properties



38 Little Page St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$1,595,000

Method: Auction Sale

Date: 25/02/2023

Property Type: House (Res)



51 Erskine St MIDDLE PARK 3206 (REI)

Agent Comments



Price: \$1,535,785

Method: Sold Before Auction

Date: 27/02/2023

Property Type: House (Res)

Land Size: 107 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 - Whitefox Real Estate | P: 96459699



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