## 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

169 Kerferd Road, Albert Park Vic 3206

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$2,500,000		&		\$2,700,000			
Median sale p	rice							
Median price	\$2,100,000	Pro	operty Type	Hous	se		Suburb	Albert Park
Period - From	01/07/2023	to	30/06/2024		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.

Add	dress of comparable property	Price	Date of sale
1	55 Moubray St ALBERT PARK 3206	\$2,700,000	14/09/2024
2	17 Mills St ALBERT PARK 3206	\$2,480,000	10/08/2024
3	165 Kerferd Rd ALBERT PARK 3206	\$2,670,000	27/07/2024

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:

01/10/2024 09:58

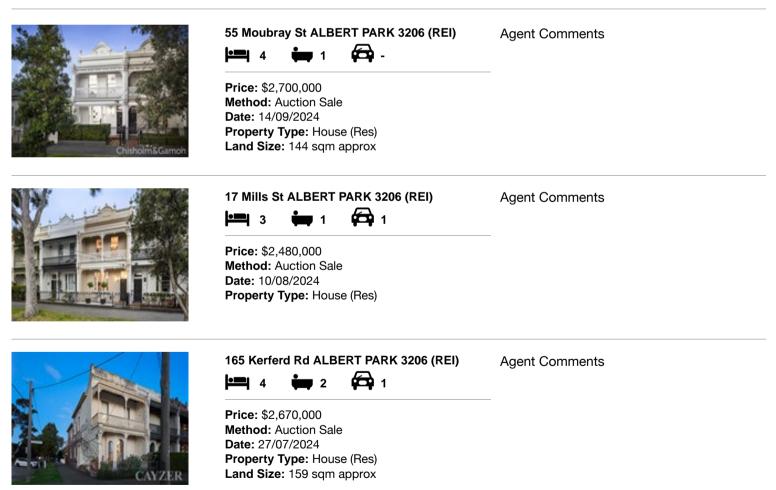






Property Type: Divorce/Estate/Family Transfers Land Size: 167 sqm approx Agent Comments Indicative Selling Price \$2,500,000 - \$2,700,000 Median House Price Year ending June 2024: \$2,100,000

# **Comparable Properties**



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



propertydata

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