

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 consumer.vic.gov.au/underquoting

Range between \$2,500,000 & \$2,700,000

Median sale price

Median price \$2,100,000 Property Type House Suburb Albert Park

Period - From 01/07/2023 to 30/06/2024 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	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

**55 Moubray St ALBERT PARK 3206 (REI)**

Agent Comments

**Price:** \$2,700,000**Method:** Auction Sale**Date:** 14/09/2024**Property Type:** House (Res)**Land Size:** 144 sqm approx**17 Mills St ALBERT PARK 3206 (REI)**

Agent Comments

**Price:** \$2,480,000**Method:** Auction Sale**Date:** 10/08/2024**Property Type:** House (Res)**165 Kerferd Rd ALBERT PARK 3206 (REI)**

Agent Comments

**Price:** \$2,670,000**Method:** Auction Sale**Date:** 27/07/2024**Property Type:** House (Res)**Land Size:** 159 sqm approx

Account - Marshall White | P: 03 9822 9999