

# 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

42 Kerferd Road, 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 \$1,650,000 & \$1,750,000

### Median sale price

Median price \$1,941,000 Property Type House Suburb Albert Park

Period - From 01/04/2024 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.

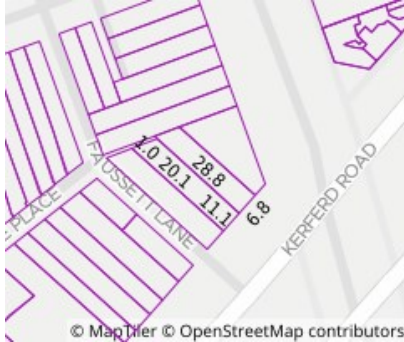
	Address of comparable property	Price	Date of sale
1	250 Richardson St MIDDLE PARK 3206	\$1,650,000	21/09/2024
2	260 Bridport St.W ALBERT PARK 3206	\$1,825,000	11/09/2024
3	54 Park Rd MIDDLE PARK 3206	\$1,760,000	31/08/2024

**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:

04/10/2024 10:51



**Property Type:** House  
**Land Size:** 203 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,650,000 - \$1,750,000  
**Median House Price**  
 June quarter 2024: \$1,941,000

## Comparable Properties



**250 Richardson St MIDDLE PARK 3206 (REI)** Agent Comments



**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 21/09/2024  
**Property Type:** House



**260 Bridport St. W ALBERT PARK 3206 (REI)** Agent Comments



**Price:** \$1,825,000  
**Method:** Private Sale  
**Date:** 11/09/2024  
**Property Type:** House



**54 Park Rd MIDDLE PARK 3206 (REI)** Agent Comments



**Price:** \$1,760,000  
**Method:** Auction Sale  
**Date:** 31/08/2024  
**Property Type:** House (Res)

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