

# 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

12 Little Page Street, 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

\$900,000

&

\$990,000

### Median sale price

Median price

\$2,015,000

Property Type

House

Suburb

Albert Park

Period - From

01/10/2020

to

31/12/2020

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	18 Dow St SOUTH MELBOURNE 3205	\$1,055,000	05/12/2020
2	128 Park St SOUTH MELBOURNE 3205	\$990,000	14/11/2020
3	250 Ferrars St SOUTH MELBOURNE 3205	\$900,000	23/01/2021

**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:

22/02/2021 14:58



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**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

December quarter 2020: \$2,015,000

## Comparable Properties



**18 Dow St SOUTH MELBOURNE 3205 (REI/VG)** **Agent Comments**

2 1 -

**Price:** \$1,055,000

**Method:** Auction Sale

**Date:** 05/12/2020

**Property Type:** House (Res)

**Land Size:** 110 sqm approx



**128 Park St SOUTH MELBOURNE 3205 (REI/VG)** **Agent Comments**

2 1 -

**Price:** \$990,000

**Method:** Auction Sale

**Date:** 14/11/2020

**Property Type:** House

**Land Size:** 118 sqm approx



**250 Ferrars St SOUTH MELBOURNE 3205 (REI)** **Agent Comments**

1 1 -

**Price:** \$900,000

**Method:** Private Sale

**Date:** 23/01/2021

**Property Type:** House