

# 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

18 Merton 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 \$2,100,000 & \$2,300,000

### 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	10 Kerferd Rd ALBERT PARK 3206	\$2,300,000	28/11/2020
2	101 Richardson St ALBERT PARK 3206	\$2,200,000	28/11/2020
3	50 Bevan St ALBERT PARK 3206	\$2,010,000	09/12/2020

**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:

27/01/2021 12:42



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

**Indicative Selling Price**  
\$2,100,000 - \$2,300,000  
**Median House Price**  
December quarter 2020: \$2,015,000

## Comparable Properties



**10 Kerferd Rd ALBERT PARK 3206 (REI)**

**Agent Comments**

4 1 1

**Price:** \$2,300,000  
**Method:** Auction Sale  
**Date:** 28/11/2020  
**Property Type:** House



**101 Richardson St ALBERT PARK 3206 (REI)**

**Agent Comments**

3 1 -

**Price:** \$2,200,000  
**Method:** Sold Before Auction  
**Date:** 28/11/2020  
**Property Type:** House (Res)



**50 Bevan St ALBERT PARK 3206 (REI)**

**Agent Comments**

3 2 -

**Price:** \$2,010,000  
**Method:** Sold Before Auction  
**Date:** 09/12/2020  
**Property Type:** House (Res)