

# 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

197 Bridport Street West, Albert Park Vic 3206
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,745,000
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### Median sale price

Median price

\$2,535,000
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Property Type

House
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Suburb

Albert Park
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Period - From

01/01/2021
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to

31/03/2021
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Source

REIV
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### 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	2a Erskine St ALBERT PARK 3206	\$1,687,000	24/04/2021
2	30 Tribe St SOUTH MELBOURNE 3205	\$1,910,000	10/04/2021
3	16 Withers St ALBERT PARK 3206	\$1,800,000	23/10/2020

**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:

29/06/2021 11:19
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2 2 1

**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$1,745,000

**Median House Price**  
March quarter 2021: \$2,535,000

## Comparable Properties



**2a Erskine St ALBERT PARK 3206 (REI)**

**Agent Comments**

2 2 1

**Price:** \$1,687,000  
**Method:** Auction Sale  
**Date:** 24/04/2021  
**Property Type:** Townhouse (Res)  
**Land Size:** 120 sqm approx



**30 Tribe St SOUTH MELBOURNE 3205 (REI)**

**Agent Comments**

3 2 -

**Price:** \$1,910,000  
**Method:** Auction Sale  
**Date:** 10/04/2021  
**Property Type:** House (Res)  
**Land Size:** 120 sqm approx



**16 Withers St ALBERT PARK 3206 (REI/VG)**

**Agent Comments**

3 3 -

**Price:** \$1,800,000  
**Method:** Sold Before Auction  
**Date:** 23/10/2020  
**Property Type:** House (Res)  
**Land Size:** 91 sqm approx