

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 202 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 \$1,957,500 House Unit Suburb Albert Park

Period - From 01/01/2018 to 31/03/2018 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	29 Kerferd Rd ALBERT PARK 3206	\$3,930,000	05/03/2018
2	155 Kerferd Rd ALBERT PARK 3206	\$2,425,000	09/12/2017
3	56 Kerferd Rd ALBERT PARK 3206	\$2,170,000	23/03/2018

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.



3 1 1

Rooms: 6
Property Type: House
Land Size: 290 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,500,000 - \$2,700,000
Median House Price
 March quarter 2018: \$1,957,500

Comparable Properties



29 Kerferd Rd ALBERT PARK 3206 (REI)

Agent Comments

4 2 1

Price: \$3,930,000
Method: Private Sale
Date: 05/03/2018
Rooms: 8
Property Type: House
Land Size: 298 sqm approx



155 Kerferd Rd ALBERT PARK 3206 (REI)

Agent Comments

3 2 1

Price: \$2,425,000
Method: Auction Sale
Date: 09/12/2017
Rooms: -
Property Type: House (Res)



56 Kerferd Rd ALBERT PARK 3206 (REI)

Agent Comments

3 1 1

Price: \$2,170,000
Method: Sold Before Auction
Date: 23/03/2018
Rooms: 4
Property Type: House (Res)