

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
29 Kerferd Road, Albert Park Vic 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$4,150,000

Median sale price

Median price \$2,217,500 House X Unit Suburb Albert Park

Period - From 01/07/2017 to 30/09/2017 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	47 Howe Cr SOUTH MELBOURNE 3205	\$4,600,000	27/05/2017
2	335 Montague St ALBERT PARK 3206	\$4,375,000	28/10/2017
3	25 Merton St ALBERT PARK 3206	\$3,600,000	13/09/2017

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.~~



4 2 1

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 300 sqm approx
 Agent Comments

Indicative Selling Price
 \$4,150,000
Median House Price
 September quarter 2017: \$2,217,500

Comparable Properties



47 Howe Cr SOUTH MELBOURNE 3205 (REI) [Agent Comments](#)

3 2 1

Price: \$4,600,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 7
Property Type: House (Res)
Land Size: 300 sqm approx



335 Montague St ALBERT PARK 3206 (REI) [Agent Comments](#)

4 2 2

Price: \$4,375,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 6
Property Type: House (Res)
Land Size: 240 sqm approx



25 Merton St ALBERT PARK 3206 (REI) [Agent Comments](#)

4 2 2

Price: \$3,600,000
Method: Private Sale
Date: 13/09/2017
Rooms: 6
Property Type: House (Res)
Land Size: 194 sqm approx