

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

3-5 Dundas Lane, Albert Park Vic 3206

Indicative selling price

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

Range between \$5,700,000 & \$6,200,000

Median sale price

Median price \$2,458,000 Property Type House Suburb Albert Park

Period - From 01/10/2021 to 31/12/2021 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	23 Howe Cr SOUTH MELBOURNE 3205	\$7,330,000	06/12/2021
2	11 Mountain St SOUTH MELBOURNE 3205	\$7,200,000	13/12/2021
3	39 Cardigan Pl ALBERT PARK 3206	\$5,850,000	30/10/2021

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:

24/01/2022 12:22



 4  3  2

Property Type: House
Agent Comments

Indicative Selling Price
\$5,700,000 - \$6,200,000
Median House Price
December quarter 2021: \$2,458,000

Comparable Properties



23 Howe Cr SOUTH MELBOURNE 3205 (REI) **Agent Comments**

 5  3  4

Price: \$7,330,000
Method: Auction Sale
Date: 06/12/2021
Property Type: House (Res)
Land Size: 529 sqm approx



11 Mountain St SOUTH MELBOURNE 3205 (REI) **Agent Comments**

 5  3  2

Price: \$7,200,000
Method: Private Sale
Date: 13/12/2021
Property Type: House
Land Size: 560 sqm approx



39 Cardigan Pl ALBERT PARK 3206 (REI) **Agent Comments**

 5  3  2

Price: \$5,850,000
Method: Auction Sale
Date: 30/10/2021
Property Type: House (Res)
Land Size: 308 sqm approx

Account - Cayzer | P: 03 9699 5999