

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 373 Montague Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,820,000 & \$2,000,000

Median sale price

Median price \$2,100,000 Property Type House Suburb Albert Park

Period - From 01/07/2023 to 30/06/2024 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	20 Kerferd PI ALBERT PARK 3206	\$1,941,000	27/04/2024
2	375 Montague St ALBERT PARK 3206	\$1,850,000	01/04/2024
3	34 Finlay St ALBERT PARK 3206	\$2,000,000	28/03/2024

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: 12/08/2024 16:18



 2  1  1

Property Type: House
Agent Comments

Indicative Selling Price
\$1,820,000 - \$2,000,000
Median House Price
Year ending June 2024: \$2,100,000

Comparable Properties



20 Kerferd PI ALBERT PARK 3206 (REI/VG)

Agent Comments

 3  2  -

Price: \$1,941,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 128 sqm approx



375 Montague St ALBERT PARK 3206 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,850,000
Method: Private Sale
Date: 01/04/2024
Property Type: House
Land Size: 173 sqm approx



34 Finlay St ALBERT PARK 3206 (REI/VG)

Agent Comments

 3  2  -

Price: \$2,000,000
Method: Sold Before Auction
Date: 28/03/2024
Property Type: House (Res)
Land Size: 136 sqm approx

Account - Cayzer | P: 03 9699 5999