

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

47 Finlay Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$3,800,000

&

\$4,180,000

Median sale price

Median price \$2,228,750

Property Type House

Suburb Albert Park

Period - From 01/07/2021

to 30/09/2021

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 | 36 Graham St ALBERT PARK 3206 | \$4,300,000 | 16/10/2021 |
| 2 | 13 Harold St MIDDLE PARK 3206 | \$3,822,500 | 23/09/2021 |
| 3 | 47 Dinsdale St ALBERT PARK 3206 | \$3,750,000 | 25/10/2021 |

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:

22/11/2021 14:44



4 4 1

Property Type: House
Agent Comments

Indicative Selling Price
\$3,800,000 - \$4,180,000
Median House Price
September quarter 2021: \$2,228,750

Comparable Properties



36 Graham St ALBERT PARK 3206 (REI)

Agent Comments

5 3 2

Price: \$4,300,000
Method: Private Sale
Date: 16/10/2021
Property Type: House



13 Harold St MIDDLE PARK 3206 (REI/VG)

Agent Comments

3 2 -

Price: \$3,822,500
Method: Sold Before Auction
Date: 23/09/2021
Rooms: 6
Property Type: House
Land Size: 160 sqm approx



47 Dinsdale St ALBERT PARK 3206 (REI)

Agent Comments

3 2 -

Price: \$3,750,000
Method: Auction Sale
Date: 25/10/2021
Property Type: House (Res)

Account - Cayzer | P: 03 9699 5999



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