

# 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 5 Mills Street, Albert Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,500,000 & \$2,750,000

### Median sale price

Median price \$2,535,000 Property Type House Suburb Albert Park

Period - From 01/01/2021 to 31/03/2021 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	211 Danks St ALBERT PARK 3206	\$2,515,000	17/04/2021
2	17 Kerferd PI ALBERT PARK 3206	\$2,950,000	01/02/2021
3	167 Richardson St MIDDLE PARK 3206	\$2,875,000	25/12/2020

**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: 03/06/2021 11:06



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**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,500,000 - \$2,750,000

**Median House Price**

March quarter 2021: \$2,535,000

## Comparable Properties



**211 Danks St ALBERT PARK 3206 (REI)**

Agent Comments

 3  2  -

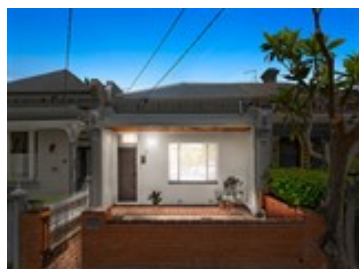
**Price:** \$2,515,000

**Method:** Auction Sale

**Date:** 17/04/2021

**Property Type:** House (Res)

**Land Size:** 266 sqm approx



**17 Kerferd Pl ALBERT PARK 3206 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$2,950,000

**Method:** Sold Before Auction

**Date:** 01/02/2021

**Property Type:** House (Res)

**Land Size:** 280 sqm approx

**167 Richardson St MIDDLE PARK 3206 (REI/VG)**

Agent Comments

 4  1  -

**Price:** \$2,875,000

**Method:** Private Sale

**Date:** 25/12/2020

**Property Type:** House (Res)

**Land Size:** 305 sqm approx