

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	50 Little Page Street, Albert Park Vic 3206
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Indicative selling price

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

Range between	\$1,350,000	&	\$1,485,000
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Median sale price

Median price	\$1,925,000	House	X	Unit		Suburb	Albert Park
Period - From	01/07/2016	to	30/06/2017	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	75 Little Page St ALBERT PARK 3206	\$1,490,000	08/04/2017
2	58 Ogrady St ALBERT PARK 3206	\$1,500,000	18/03/2017
3	96 Danks St ALBERT PARK 3206	\$1,505,000	27/05/2017

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.~~



Rooms:
Property Type: House
Land Size: 150 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,485,000
Median House Price
Year ending June 2017: \$1,925,000

Comparable Properties



75 Little Page St ALBERT PARK 3206 (REI) **Agent Comments**



Price: \$1,490,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 3
Property Type: House (Res)
Land Size: 116 sqm approx



58 Ogrady St ALBERT PARK 3206 (REI) **Agent Comments**



Price: \$1,500,000
Method: Auction Sale
Date: 18/03/2017
Rooms: 4
Property Type: House (Res)
Land Size: 145 sqm approx



96 Danks St ALBERT PARK 3206 (REI) **Agent Comments**



Price: \$1,505,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 4
Property Type: House (Res)
Land Size: 145 sqm approx