

# 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 6/85 Merton 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 \$490,000 & \$539,000

### Median sale price

Median price \$835,000 Property Type Unit Suburb Albert Park

Period - From 15/09/2021 to 14/09/2022 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	9/28 Patterson St MIDDLE PARK 3206	\$525,000	28/05/2022
2	3/17 Queens Rd MELBOURNE 3004	\$520,000	23/08/2022
3	18/30 Queens Rd MELBOURNE 3004	\$500,000	03/09/2022

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: 15/09/2022 09:48



1 1 1

**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$490,000 - \$539,000  
**Median Unit Price**  
15/09/2021 - 14/09/2022: \$835,000

## Comparable Properties



**9/28 Patterson St MIDDLE PARK 3206 (REI/VG)** **Agent Comments**

1 1 1

**Price:** \$525,000  
**Method:** Auction Sale  
**Date:** 28/05/2022  
**Property Type:** Unit



**3/17 Queens Rd MELBOURNE 3004 (REI)** **Agent Comments**

1 1 1

**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 23/08/2022  
**Property Type:** Apartment



**18/30 Queens Rd MELBOURNE 3004 (REI)** **Agent Comments**

1 1 1

**Price:** \$500,000  
**Method:** Auction Sale  
**Date:** 03/09/2022  
**Property Type:** Unit

**Account - Cayzer** | P: 03 9699 5999



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