

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 69 Merton Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$2,000,000 House Unit Suburb Albert Park

Period - From 01/04/2018 to 30/06/2018 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	102 Page St ALBERT PARK 3206	\$3,230,000	08/05/2018
2	360 Albert Rd SOUTH MELBOURNE 3205	\$2,510,000	13/05/2018
3	41 St Vincent St ALBERT PARK 3206	\$2,710,000	11/05/2018

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.



 4  1

Rooms: 7
Property Type: House
Land Size: 167 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
June quarter 2018: \$2,000,000

Comparable Properties



102 Page St MIDDLE PARK 3206 (REI)

Agent Comments

 4  3

Price: \$3,230,000
Method: Private Sale
Date: 08/05/2018
Rooms: 6
Property Type: House
Land Size: 151 sqm approx



360 Albert Rd SOUTH MELBOURNE 3205 (REI) **Agent Comments**

 3  2

Price: \$2,510,000
Method: Sold after Auction
Date: 13/05/2018
Rooms: 8
Property Type: House
Land Size: 200 sqm approx



41 St Vincent St ALBERT PARK 3206 (REI)

Agent Comments

 3  2  1

Price: \$2,710,000
Method: Private Sale
Date: 11/05/2018
Rooms: 4
Property Type: House
Land Size: 167 sqm approx