

## 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

#### Indicative selling price

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

Range between  &

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

#### 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	13/370 Montague St ALBERT PARK 3206	\$1,440,000	09/09/2017
2	18 Little Ogrady St ALBERT PARK 3206	\$1,350,000	05/11/2016
3	71 Little Page St ALBERT PARK 3206	\$1,300,000	25/05/2017

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.~~



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**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
 \$1,275,000 - \$1,325,000  
**Median House Price**  
 June quarter 2017: \$2,120,000

## Comparable Properties



**13/370 Montague St ALBERT PARK 3206 (REI)** [Agent Comments](#)

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**Price:** \$1,440,000  
**Method:** Auction Sale  
**Date:** 09/09/2017  
**Rooms:** 4  
**Property Type:** Townhouse (Res)



**18 Little Ogrady St ALBERT PARK 3206 (REI/VG)** [Agent Comments](#)

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**Price:** \$1,350,000  
**Method:** Auction Sale  
**Date:** 05/11/2016  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 90 sqm approx



**71 Little Page St ALBERT PARK 3206 (REI/VG)** [Agent Comments](#)

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**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 25/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 116 sqm approx