

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

74 Bridport Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$2,750,000 & \$3,000,000

Median sale price

Median price \$2,128,000 Property Type House Suburb Albert Park

Period - From 01/04/2023 to 31/03/2024 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	63 Merton St ALBERT PARK 3206	\$3,300,000	31/08/2023
2	111 Nimmo St MIDDLE PARK 3206	\$2,910,000	13/04/2024
3	443 Clarendon St SOUTH MELBOURNE 3205	\$2,800,000	22/04/2024

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:

08/05/2024 14:43



 4  3  1

Property Type: House
Land Size: 185 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,750,000 - \$3,000,000

Median House Price
 Year ending March 2024: \$2,128,000

Comparable Properties



63 Merton St ALBERT PARK 3206 (REI/VG) Agent Comments

 3  2  1

Price: \$3,300,000
Method: Private Sale
Date: 31/08/2023
Property Type: House (Res)
Land Size: 188 sqm approx



111 Nimmo St MIDDLE PARK 3206 (REI) Agent Comments

 4  3  1

Price: \$2,910,000
Method: Private Sale
Date: 13/04/2024
Property Type: House
Land Size: 206 sqm approx



443 Clarendon St SOUTH MELBOURNE 3205 (REI) Agent Comments

 2  2  1

Price: \$2,800,000
Method: Private Sale
Date: 22/04/2024
Property Type: House

Account - Cayzer | P: 03 9699 5999