

## 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 76 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)

Single price \$3,350,000

#### Median sale price

Median price \$2,000,000 House X 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 two 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	49 Park Rd MIDDLE PARK 3206	\$3,050,000	30/06/2018
2	108 Hambleton Street MIDDLE PARK 3206	\$3,375,000	24/02/2018

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.



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**Rooms:** 7  
**Property Type:** House  
**Land Size:** 295 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,350,000  
**Median House Price**  
June quarter 2018: \$2,000,000

## Comparable Properties



**49 Park Rd MIDDLE PARK 3206 (REI)**

**Agent Comments**

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**Price:** \$3,050,000  
**Method:** Auction Sale  
**Date:** 30/06/2018  
**Rooms:** -  
**Property Type:** House (Res)



**108 Hambleton St MIDDLE PARK 3206 (REI)**

**Agent Comments**

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**Price:** \$3,375,000  
**Method:** Auction Sale  
**Date:** 24/02/2018  
**Rooms:** -  
**Property Type:** House (Res)