

## 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 93 Graham 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 \$1,250,000 & \$1,350,000

#### Median sale price

Median price \$2,217,500 House X Unit Suburb Albert Park

Period - From 01/07/2017 to 30/09/2017 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	75 Little Page St ALBERT PARK 3206	\$1,490,000	08/04/2017
2	103 Kerferd Rd ALBERT PARK 3206	\$1,330,000	14/10/2017
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.~~



**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 116 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
September quarter 2017: \$2,217,500

## Comparable Properties



**75 Little Page St ALBERT PARK 3206 (REI/VG)** **Agent Comments**



**Price:** \$1,490,000  
**Method:** Auction Sale  
**Date:** 08/04/2017  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 116 sqm approx



**103 Kerferd Rd ALBERT PARK 3206 (REI)** **Agent Comments**



**Price:** \$1,330,000  
**Method:** Auction Sale  
**Date:** 14/10/2017  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 122 sqm approx



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



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