

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 95 St Vincent Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$810,000 & \$890,000

Median sale price

Median price \$1,760,000 House Unit Suburb Albert Park

Period - From 01/01/2019 to 31/03/2019 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	39 Stead St SOUTH MELBOURNE 3205	\$885,000	06/04/2019
2	3 Church St SOUTH MELBOURNE 3205	\$875,000	23/03/2019
3	90 Smith St SOUTH MELBOURNE 3205	\$850,000	30/03/2019

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: House
Agent Comments

Indicative Selling Price
\$810,000 - \$890,000
Median House Price
March quarter 2019: \$1,760,000

Comparable Properties



39 Stead St SOUTH MELBOURNE 3205 (REI) **Agent Comments**

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Price: \$885,000
Method: Auction Sale
Date: 06/04/2019
Rooms: -
Property Type: House (Res)



3 Church St SOUTH MELBOURNE 3205 (VG) **Agent Comments**

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Price: \$875,000
Method: Sale
Date: 23/03/2019
Rooms: -
Property Type: House - Attached House N.E.C.
Land Size: 82 sqm approx



90 Smith St SOUTH MELBOURNE 3205 (REI) **Agent Comments**

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Price: \$850,000
Method: Auction Sale
Date: 30/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 84 sqm approx