

Justin Holod 9832 1160 0411 669 161 justin.holod@marshallwhite.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	106 Graham Street, Albert Park Vic 3206
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,350,000	&	\$1,450,000

Median sale price

Median price	\$1,950,000	Hou	ise X	Unit		Suburb	Albert Park
Period - From	01/10/2017	to	31/12/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	28 Herbert PI ALBERT PARK 3206	\$1,345,000	22/02/2018
2	93 Graham St ALBERT PARK 3206	\$1,360,000	11/12/2017
3	24 Merton St ALBERT PARK 3206	\$1,433,000	17/02/2018

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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Indicative Selling Price \$1,350,000 - \$1,450,000 **Median House Price** December quarter 2017: \$1,950,000





Rooms:

Property Type: House **Agent Comments**

Comparable Properties



28 Herbert PI ALBERT PARK 3206 (REI)





Price: \$1,345,000 Method: Private Sale Date: 22/02/2018

Rooms: -

Property Type: House (Res) Land Size: 100 sqm approx

Agent Comments



93 Graham St ALBERT PARK 3206 (REI/VG)





Price: \$1,360,000 Method: Private Sale Date: 11/12/2017

Rooms: 4

Property Type: House Land Size: 108 sqm approx **Agent Comments**



24 Merton St ALBERT PARK 3206 (REI)

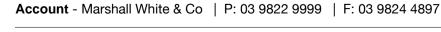


Price: \$1,433,000 Method: Auction Sale Date: 17/02/2018

Rooms: -

Property Type: House (Res)

Agent Comments







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