

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

Richardson Street, Albert Park Vic 3206

Indicative selling price

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

Range between

\$2,150,000

&

\$2,300,000

Median sale price

Median price

\$1,957,500

House

X

Unit

Suburb

Albert Park

Period - From

01/01/2018

to

31/03/2018

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	300 Richardson St MIDDLE PARK 3206	\$2,450,000	18/04/2018
2	23 Boyd St ALBERT PARK 3206	\$2,170,000	13/12/2017
3	199 Bridport St.W ALBERT PARK 3206	\$2,070,000	03/03/2018

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$2,150,000 - \$2,300,000
Median House Price
March quarter 2018: \$1,957,500

Comparable Properties

300 Richardson St MIDDLE PARK 3206 (REI) Agent Comments



Price: \$2,450,000
Method: Private Sale
Date: 18/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 256 sqm approx



23 Boyd St ALBERT PARK 3206 (REI) Agent Comments



Price: \$2,170,000
Method: Sold Before Auction
Date: 13/12/2017
Rooms: 7
Property Type: House (Res)
Land Size: 184 sqm approx



199 Bridport St.W ALBERT PARK 3206 (REI) Agent Comments



Price: \$2,070,000
Method: Auction Sale
Date: 03/03/2018
Rooms: 6
Property Type: House (Res)
Land Size: 157 sqm approx