

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

104 Merton Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$2,535,000 Property Type House Suburb Albert Park

Period - From 01/01/2021 to 31/03/2021 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	195 Page St MIDDLE PARK 3206	\$1,940,000	26/06/2021
2	23 Herbert Pl ALBERT PARK 3206	\$1,807,500	01/05/2021
3	21 Ogrady St ALBERT PARK 3206	\$1,755,000	06/02/2021

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.~~

This Statement of Information was prepared on:

06/07/2021 14:50



3 1

Property Type: House
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,800,000
Median House Price
March quarter 2021: \$2,535,000

Comparable Properties



195 Page St MIDDLE PARK 3206 (REI)

Agent Comments

3 1 -

Price: \$1,940,000
Method: Auction Sale
Date: 26/06/2021
Property Type: House (Res)



23 Herbert Pl ALBERT PARK 3206 (REI)

Agent Comments

2 1 -

Price: \$1,807,500
Method: Auction Sale
Date: 01/05/2021
Property Type: House (Res)



21 Ogrady St ALBERT PARK 3206 (REI/VG)

Agent Comments

2 1 -

Price: \$1,755,000
Method: Auction Sale
Date: 06/02/2021
Property Type: House (Res)
Land Size: 161 sqm approx