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

12 Little Page Street, Albert Park Vic 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$900,000		&		\$990,000				
Median sale pr	rice								
Median price	\$2,015,000	Pro	operty Type	Hou	se		Suburb	Albert Park	
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	18 Dow St SOUTH MELBOURNE 3205	\$1,055,000	05/12/2020
2	128 Park St SOUTH MELBOURNE 3205	\$990,000	14/11/2020
3	250 Ferrars St SOUTH MELBOURNE 3205	\$900,000	23/01/2021

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:

22/02/2021 14:58









Property Type: House Agent Comments

Indicative Selling Price \$900,000 - \$990,000 Median House Price December quarter 2020: \$2,015,000

Comparable Properties



18 Dow St SOUTH MELBOURNE 3205 (REI/VG) Agent Comments





Price: \$1,055,000 Method: Auction Sale Date: 05/12/2020 Property Type: House (Res) Land Size: 110 sqm approx

128 Park St SOUTH MELBOURNE 3205 (REI/VG)



Price: \$9 Method: J Date: 14/ Property Land Siz

Price: \$990,000 Method: Auction Sale Date: 14/11/2020 Property Type: House Land Size: 118 sqm approx



250 Ferrars St SOUTH MELBOURNE 3205 (REI)

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Agent Comments

Agent Comments

Price: \$900,000 Method: Private Sale Date: 23/01/2021 Property Type: House

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Account - Cayzer | P: 03 9699 5999



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.