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

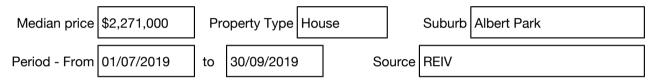
149 Kerferd Road, Albert Park Vic 3206

Indicative selling price

For the meaning of this price	e see consumer.vic.gov.au/underqu	uoting
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Single price \$2,350,000

Median sale price



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	10 Mcgregor St MIDDLE PARK 3206	\$2,705,000	01/06/2019
2	176 Kerferd Rd ALBERT PARK 3206	\$2,532,500	29/06/2019
3	67 Kerferd Rd ALBERT PARK 3206	\$2,271,000	17/08/2019

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.

This Statement of Information was prepared on:

04/11/2019 10:44









Property Type: House Agent Comments

Indicative Selling Price \$2,350,000 Median House Price September quarter 2019: \$2,271,000

Comparable Properties



10 Mcgregor St MIDDLE PARK 3206 (REI/VG) Agent Comments



Price: \$2,705,000 Method: Auction Sale Date: 01/06/2019 Property Type: House (Res) Land Size: 178 sqm approx



176 Kerferd Rd ALBERT PARK 3206 (REI/VG) Agent Comments



Price: \$2,532,500 Method: Auction Sale Date: 29/06/2019 Property Type: House (Res) Land Size: 230 sqm approx



67 Kerferd Rd ALBERT PARK 3206 (REI)

6 1

Agent Comments



Property Type: House (Res) Land Size: 216 sqm approx

2

3

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.