

# 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

153 Mills Street, Albert Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,695,000

### Median sale price

Median price \$2,271,000

Property Type House

Suburb Albert Park

Period - From 01/07/2019

to 30/09/2019

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	387 Danks St MIDDLE PARK 3206	\$2,900,000	17/08/2019
2	10 Mcgregor St MIDDLE PARK 3206	\$2,705,000	01/06/2019
3	57 Graham St ALBERT PARK 3206	\$2,620,000	11/07/2019

**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:

19/11/2019 15:18



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**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$2,695,000

**Median House Price**  
September quarter 2019: \$2,271,000

## Comparable Properties



**387 Danks St MIDDLE PARK 3206 (REI/VG)** **Agent Comments**

 4  2  -

**Price:** \$2,900,000  
**Method:** Auction Sale  
**Date:** 17/08/2019  
**Property Type:** House  
**Land Size:** 271 sqm approx



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

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



**57 Graham St ALBERT PARK 3206 (REI/VG)** **Agent Comments**

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**Price:** \$2,620,000  
**Method:** Private Sale  
**Date:** 11/07/2019  
**Property Type:** House (Res)  
**Land Size:** 219 sqm approx