

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

Single price

\$2,675,000

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:

02/12/2019 11:42



4
 3
 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,675,000

Median House Price

September quarter 2019: \$2,271,000

Comparable Properties



387 Danks St MIDDLE PARK 3206 (REI/VG)

Agent Comments

4
 2
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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

4
 2
 -

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

4
 2
 1

Price: \$2,620,000

Method: Private Sale

Date: 11/07/2019

Property Type: House (Res)

Land Size: 219 sqm approx