

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

2/105 Merton Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$800,000 & \$870,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Albert Park

Period - From 14/09/2022 to 13/09/2023 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	405/33-34 Queens Rd MELBOURNE 3004	\$840,000	29/07/2023
2	2/80 Kerferd Rd ALBERT PARK 3206	\$825,000	25/03/2023
3	6/75 Park St ST KILDA WEST 3182	\$820,000	18/05/2023

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:

14/09/2023 11:05



2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$800,000 - \$870,000

Median Unit Price

14/09/2022 - 13/09/2023: \$680,000

Comparable Properties



405/33-34 Queens Rd MELBOURNE 3004 (REI) **Agent Comments**

2 1 1

Price: \$840,000

Method: Auction Sale

Date: 29/07/2023

Property Type: Apartment



2/80 Kerferd Rd ALBERT PARK 3206 (REI/VG) **Agent Comments**

2 1 -

Price: \$825,000

Method: Auction Sale

Date: 25/03/2023

Property Type: Apartment



6/75 Park St ST KILDA WEST 3182 (REI/VG) **Agent Comments**

2 1 1

Price: \$820,000

Method: Private Sale

Date: 18/05/2023

Property Type: Unit

Account - Cayzer | P: 03 9699 5999



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