

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

29 Kerferd Road, Albert Park Vic 3206

Indicative selling price

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

Single Price

\$4,150,000

Median sale price

Median price	\$2,217,500	Hou	ise X	Unit		Subu	b Albert Park
Period - From	01/07/2017	to	30/09/2017		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.

Ade	dress of comparable property	Price	Date of sale
1	47 Howe Cr SOUTH MELBOURNE 3205	\$4,600,000	27/05/2017
2	335 Montague St ALBERT PARK 3206	\$4,375,000	28/10/2017
3	25 Merton St ALBERT PARK 3206	\$3,600,000	13/09/2017

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.

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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.







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 300 sqm approx Agent Comments

Indicative Selling Price \$4,150,000 Median House Price September guarter 2017: \$2,217,500

Comparable Properties



Price: \$4,600,000 Method: Auction Sale Date: 27/05/2017 Rooms: 7 Property Type: House (Res) Land Size: 300 sqm approx

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335 Montague St ALBERT PARK 3206 (REI)

47 Howe Cr SOUTH MELBOURNE 3205 (REI)



Price: \$4,375,000 Method: Auction Sale Date: 28/10/2017



Rooms: 6 Property Type: House (Res) Land Size: 240 sqm approx

25 Merton St ALBERT PARK 3206 (REI)



Agent Comments

Agent Comments

Agent Comments

Price: \$3,600,000 Method: Private Sale Date: 13/09/2017 Rooms: 6 Property Type: House (Res) Land Size: 194 sqm approx

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