

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 29C Little Page Street, Albert Park Vic 3206

Indicative selling price

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

Single price \$1,250,000

Median sale price

Median price \$1,718,000

Property Type House

Suburb Albert Park

Period - From 01/01/2020

to 31/03/2020

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	2/41 Park Rd MIDDLE PARK 3206	\$1,220,000	25/02/2020
2	7 Neville St ALBERT PARK 3206	\$1,180,000	09/04/2020
3	10 Little Finlay St ALBERT PARK 3206	\$1,000,000	06/03/2020

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:

18/06/2020 11:12



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Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,250,000

Median House Price
March quarter 2020: \$1,718,000

Comparable Properties



2/41 Park Rd MIDDLE PARK 3206 (REI/VG)

Agent Comments

 1  2  1

Price: \$1,220,000
Method: Private Sale
Date: 25/02/2020
Property Type: Townhouse (Res)



7 Neville St ALBERT PARK 3206 (REI/VG)

Agent Comments

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Price: \$1,180,000
Method: Private Sale
Date: 09/04/2020
Property Type: House
Land Size: 81 sqm approx



10 Little Finlay St ALBERT PARK 3206 (VG)

Agent Comments

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Price: \$1,000,000
Method: Sale
Date: 06/03/2020
Property Type: House - Attached House N.E.C.
Land Size: 57 sqm approx