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

2a Erskine Street, Albert Park Vic 3206

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,600,000		&		\$1,700,000			
Median sale p	rice							
Median price	\$2,015,000	Pro	operty Type	Hous	se		Suburb	Albert Park
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	11/55 Canterbury Rd MIDDLE PARK 3206	\$1,800,000	27/03/2021
2	16 Withers St ALBERT PARK 3206	\$1,800,000	23/10/2020
3	361 Park St SOUTH MELBOURNE 3205	\$1,715,000	12/12/2020

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:

14/04/2021 10:24









Property Type: Townhouse Agent Comments Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price December quarter 2020: \$2,015,000

Comparable Properties



11/55 Canterbury Rd MIDDLE PARK 3206 (REI) Agent Comments



Price: \$1,800,000 Method: Auction Sale Date: 27/03/2021 Property Type: House (Res)



16 Withers St ALBERT PARK 3206 (REI/VG)



Price: \$1,800,000 Method: Sold Before Auction Date: 23/10/2020 Property Type: House (Res) Land Size: 91 sqm approx



361 Park St SOUTH MELBOURNE 3205 (REI/VG)

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боа_

Agent Comments

Agent Comments

Price: \$1,715,000 Method: Auction Sale Date: 12/12/2020 Property Type: House (Res) Land Size: 120 sqm approx

3

Account - Cayzer | P: 03 9699 5999



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.