

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$2,015,000 Property Type House Suburb Albert Park

Period - From 01/10/2020 to 31/12/2020 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	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



2 2 1

**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

3 2 2

**Price:** \$1,800,000

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** House (Res)



**16 Withers St ALBERT PARK 3206 (REI/VG)** Agent Comments

3 3 -

**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)** Agent Comments

3 2 -

**Price:** \$1,715,000

**Method:** Auction Sale

**Date:** 12/12/2020

**Property Type:** House (Res)

**Land Size:** 120 sqm approx