## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 51 Moubray Street, Albert Park Vic 3206

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$2,750,000		&		\$3,025,000			
Median sale p	rice							
Median price	\$2,015,000	Pro	operty Type	Hou	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	54 Moubray St ALBERT PARK 3206	\$3,230,000	13/02/2021
2	45 Wright St MIDDLE PARK 3206	\$3,120,000	30/12/2020
3	17 Kerferd PI ALBERT PARK 3206	\$2,950,000	01/02/2021

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:

01/03/2021 14:14









**Property Type:** House Agent Comments

Indicative Selling Price \$2,750,000 - \$3,025,000 Median House Price December quarter 2020: \$2,015,000

# **Comparable Properties**



54 Moubray St ALBERT PARK 3206 (REI)



Price: \$3,230,000 Method: Auction Sale Date: 13/02/2021 Property Type: House (Res) Land Size: 318 sqm approx

45 Wright St MIDDLE PARK 3206 (REI)



Price: \$3,120,000 Method: Private Sale Date: 30/12/2020 Property Type: House

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17 Kerferd PI ALBERT PARK 3206 (REI)

ία 1

Agent Comments

Agent Comments

Agent Comments



Price: \$2,950,000 Method: Sold Before Auction Date: 01/02/2021 Property Type: House (Res) Land Size: 280 sqm approx

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.