

## 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 59 Moubray 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)

Single price \$2,195,000

#### Median sale price

Median price \$2,217,500 House  Unit  Suburb 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.

	Address of comparable property	Price	Date of sale
1	3 Moubray St ALBERT PARK 3206	\$2,275,000	13/05/2017
2	168 Napier St SOUTH MELBOURNE 3205	\$2,150,000	04/03/2017
3	205 Montague St SOUTH MELBOURNE 3205	\$1,850,000	19/08/2017

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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**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 137 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,195,000  
**Median House Price**  
 September quarter 2017: \$2,217,500

## Comparable Properties



**3 Moubray St ALBERT PARK 3206 (REI/VG)** [Agent Comments](#)

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**Price:** \$2,275,000  
**Method:** Auction Sale  
**Date:** 13/05/2017  
**Rooms:** 7  
**Property Type:** Townhouse (Res)  
**Land Size:** 135 sqm approx



**168 Napier St SOUTH MELBOURNE 3205 (REI/VG)** [Agent Comments](#)

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**Price:** \$2,150,000  
**Method:** Auction Sale  
**Date:** 04/03/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 125 sqm approx



**205 Montague St SOUTH MELBOURNE 3205 (REI)** [Agent Comments](#)

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**Price:** \$1,850,000  
**Method:** Auction Sale  
**Date:** 19/08/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 140 sqm approx