

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	59 Moubray Street, Albert Park Vic 3206
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$2,217,500	Hou	ıse X	Unit		Suburb	Albert Park
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

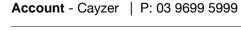
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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)

- 4

• 2

6

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)

=3





Price: \$2,150,000 **Method:** Auction Sale **Date:** 04/03/2017

Rooms: 5

Property Type: House (Res) **Land Size:** 125 sqm approx

Agent Comments

Agent Comments



205 Montague St SOUTH MELBOURNE 3205

(REI)

3





Price: \$1,850,000 **Method:** Auction Sale **Date:** 19/08/2017

Rooms: 7

Property Type: House (Res) **Land Size:** 140 sqm approx

Agent Comments

Account - Cayzer | P: 03 9699 5999





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