

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

ess 60 Kerferd Road, Albert Park Vic 3206 nd de

Indicative selling price

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

Range between \$6,400,000 & \$7,040,000

Median sale price

Median price	\$1,925,000	Hou	ise X	Unit		Suburb	Albert Park
Period - From	01/07/2016	to	30/06/2017		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 sixmonths 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		
2		
3		

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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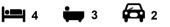
propertydata

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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.







Rooms: Property Type: House (Res) Land Size: 699 sqm approx Agent Comments Indicative Selling Price \$6,400,000 - \$7,040,000 Median House Price Year ending June 2017: \$1,925,000

Comparable Properties

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