

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	7/370 Montague Street, Albert Park Vic 3206
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,275,000	&	\$1,325,000

Median sale price

Median price	\$2,120,000	Hou	se	Х	Unit			Suburb	Albert Park
Period - From	01/04/2017	to	30/06	6/2017		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	13/370 Montague St ALBERT PARK 3206	\$1,440,000	09/09/2017
2	18 Little Ogrady St ALBERT PARK 3206	\$1,350,000	05/11/2016
3	71 Little Page St ALBERT PARK 3206	\$1,300,000	25/05/2017

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.

Account - Cayzer | P: 03 9699 5999





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Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$1,275,000 - \$1,325,000 **Median House Price** June guarter 2017: \$2,120,000

Comparable Properties



13/370 Montague St ALBERT PARK 3206 (REI) Agent Comments

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Price: \$1,440,000 Method: Auction Sale Date: 09/09/2017

Rooms: 4

Property Type: Townhouse (Res)



18 Little Ogrady St ALBERT PARK 3206

(REI/VG)





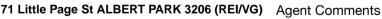


Price: \$1,350,000 Method: Auction Sale Date: 05/11/2016

Rooms: 4

Property Type: House (Res) Land Size: 90 sqm approx

Agent Comments





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Price: \$1,300,000 Method: Private Sale Date: 25/05/2017

Rooms: -

Property Type: House (Res) Land Size: 116 sqm approx

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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.