

# 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 8/223-227 Bridport Street West, 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 \$695,000

### Median sale price

Median price \$1,035,000

Property Type Unit

Suburb Albert Park

Period - From 01/01/2019

to 31/12/2019

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	404/25 Pickles St PORT MELBOURNE 3207	\$700,000	26/10/2019
2	7/2 Seisman PI PORT MELBOURNE 3207	\$689,000	02/11/2019
3	7/140 Kerferd Rd ALBERT PARK 3206	\$675,000	19/10/2019

**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:

01/04/2020 15:17



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**Property Type:** Apartment  
**Land Size:** 54 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$695,000  
**Median Unit Price**  
Year ending December 2019: \$1,035,000

## Comparable Properties



**404/25 Pickles St PORT MELBOURNE 3207 (REI)** [Agent Comments](#)

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**Price:** \$700,000  
**Method:** Auction Sale  
**Date:** 26/10/2019  
**Property Type:** Apartment



**7/2 Seisman PI PORT MELBOURNE 3207 (REI)** [Agent Comments](#)

 2  1  1

**Price:** \$689,000  
**Method:** Auction Sale  
**Date:** 02/11/2019  
**Property Type:** Apartment



**7/140 Kerferd Rd ALBERT PARK 3206 (REI)** [Agent Comments](#)

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**Price:** \$675,000  
**Method:** Auction Sale  
**Date:** 19/10/2019  
**Property Type:** Apartment