

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 8b Neville Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$2,000,000 House Unit Suburb Albert Park

Period - From 01/04/2018 to 30/06/2018 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	4/238 Ferrars St SOUTH MELBOURNE 3205	\$1,325,000	05/05/2018
2	105 Bank St SOUTH MELBOURNE 3205	\$1,300,000	05/05/2018
3	4/21 St Vincent St ALBERT PARK 3206	\$1,300,000	21/05/2018

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.



Rooms: 4

Property Type: House

Land Size: 105 sqm approx

Agent Comments

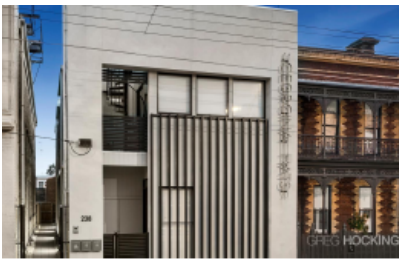
Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

June quarter 2018: \$2,000,000

Comparable Properties



4/238 Ferrars St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$1,325,000

Method: Auction Sale

Date: 05/05/2018

Rooms: -

Property Type: House (Res)



105 Bank St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 05/05/2018

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 120 sqm approx



4/21 St Vincent St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 21/05/2018

Rooms: 3

Property Type: Townhouse (Single)