# CAYZER

#### 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

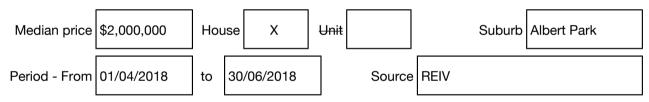
8 |8b Neville Street, Albert Park Vic 3206 d e

#### 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



#### 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.

#### Account - Cayzer | P: 03 9646 0812

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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: 4 Property Type: House Land Size: 105 sqm approx Agent Comments

**Indicative Selling Price** \$1,200,000 - \$1,320,000 **Median House Price** June guarter 2018: \$2.000.000

### **Comparable Properties**



**1** 2 Price: \$1,325,000 Method: Auction Sale Date: 05/05/2018



105 Bank St SOUTH MELBOURNE 3205 (REI) Agent Comments



Property Type: House (Res)

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

Agent Comments



Price: \$1,300,000 Method: Private Sale Date: 21/05/2018 Rooms: 3 Property Type: Townhouse (Single)

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