

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

ss 93 Graham Street, Albert Park Vic 3206 nd de

Indicative selling price

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

 Range between
 \$1,250,000
 &
 \$1,350,000

Median sale price

Median price	\$2,217,500	Ηοι	use X	Unit		Suburb	Albert Park
Period - From	01/07/2017	to	30/09/2017		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.

Ado	dress of comparable property	Price	Date of sale
1	75 Little Page St ALBERT PARK 3206	\$1,490,000	08/04/2017
2	103 Kerferd Rd ALBERT PARK 3206	\$1,330,000	14/10/2017
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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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: 116 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price September quarter 2017: \$2,217,500

Comparable Properties



75 Little Page St ALBERT PARK 3206 (REI/VG) Agent Comments



Price: \$1,490,000 Method: Auction Sale Date: 08/04/2017 Rooms: 3 Property Type: House (Res) Land Size: 116 sqm approx



103 Kerferd Rd ALBERT PARK 3206 (REI)



Price: \$1,330,000 Method: Auction Sale Date: 14/10/2017 Rooms: 3 Property Type: House (Res) Land Size: 122 sqm approx



71 Little Page St ALBERT PARK 3206 (REI/VG) Agent Comments



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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Agent Comments

