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	4 Reed Street Albert Park VIC 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,900,000	&	$1,990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,900,000	Property type	House	Suburb	Albert Park
Period-from	01 Jul 2020	to	30 Jun 2021	Source	Corelogic

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 6 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
2 Danks Street Albert Park VIC 3206	$1,920,000	13-Mar-21
195 Page Street Middle Park VIC 3206	$1,940,000	26-Jun-21

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 6 months.

This Statement of Information was prepared on: 05 July 2021

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2 Danks Street Albert Park VIC 3206

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Sold Price **$1,920,000** Sold Date **13-Mar-21**

Distance **0.08km**



195 Page Street Middle Park VIC 3206

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Sold Price RS **$1,940,000** Sold Date **26-Jun-21**

Distance **1.53km**

RS = Recent sale **UN** = Undisclosed Sale

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