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	2 Merton Place 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	$2,000,000	&	$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,890,000	Property type	House	Suburb	Albert Park
Period-from	01 May 2020	to	30 Apr 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
1 Dinsdale Street Albert Park VIC 3206	$2,270,000	21-Nov-20
10 Kerferd Road Albert Park VIC 3206	$2,300,000	28-Nov-20

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: 13 May 2021



1 Dinsdale Street Albert Park VIC 3206

3 1 1

Sold Price **$2,270,000** Sold Date **21-Nov-20**

Distance **0.25km**



10 Kerferd Road Albert Park VIC 3206

4 1 1

Sold Price RS **$2,300,000** Sold Date **28-Nov-20**

Distance **0.39km**

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

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