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<br>Including suburb and postcode | 19 Young 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 | $1,200,000 | & | $1,300,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,950,000 | Property type | House | Suburb | Albert Park |
| Period-from | 01 Aug 2020 | to | 31 Jul 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 Kerferd Place Albert Park VIC 3206 | $1,325,000 | 08-May-21 |
| 11 Ogrady Street Albert Park VIC 3206 | $1,223,000 | 13-Mar-21 |
| 41 Withers Street Albert Park VIC 3206 | $1,324,999 | 12-Mar-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: 09 August 2021

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**1 Kerferd Place Albert Park VIC 3206**

3 1 -

Sold Price **$1,325,000** Sold Date **08-May-21**

Distance **0.23km**



**11 Ogrady Street Albert Park VIC 3206**

2 1 1

Sold Price RS **$1,223,000** Sold Date **13-Mar-21**

Distance **0.39km**



**41 Withers Street Albert Park VIC 3206**

2 1 -

Sold Price **$1,324,999** Sold Date **12-Mar-21**

Distance **1.03km**

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

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