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	2/13 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	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$835,000	Property type	Unit	Suburb	Albert Park
Period-from	01 Sep 2020	to	31 Aug 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.~~

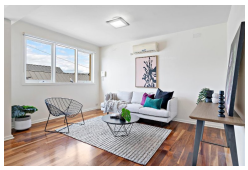
Address of comparable property	Price	Date of sale
5/53-55 Finlay Street Albert Park VIC 3206	$540,000	22-May-21
3/122 Beaconsfield Parade Albert Park VIC 3206	$690,000	27-Mar-21

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: 27 September 2021

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5/53-55 Finlay Street Albert Park VIC 3206

1 1 1

Sold Price **$540,000** Sold Date **22-May-21**

Distance **0.54km**



3/122 Beaconsfield Parade Albert Park VIC 3206

1 1 1

Sold Price **$690,000** Sold Date **27-Mar-21**

Distance **0.93km**

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

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