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	104/87-89 Dundas Place, Albert Park

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	$520,000	&	$570,000

Median sale price

Median price	$740,000	Property type	*Unit*	Suburb	Albert Park
Period - From	01/03/2021	to	30/03/2021	Source	Realestate.com.au

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 representable considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 501/25 Pickles Street, Port Melbourne	$587,000	01/05/2021
2 55/3 Seisman Place, Port Melbourne	$555,000	25/03/2021
3 405/1 Danks Street, Port Melbourne	$555,000	09/03/2021

This Statement of Information was prepared on: 14/05/2021