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	53 Victoria Avenue, Albert Park, VIC 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price		or range between	$2,300,000	&	$2,450,000

Median sale price

Median price	$2,100,000	Property type	House	Suburb	Albert Park
Period - From	25/03/2024	to	24/09/2024	Source	pdol

Comparable property sales

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 six months.

	Address of comparable property	Price	Date of sale
1	17 Mills St ALBERT PARK 3206	$2,480,000	10/08/2024
2	110 Canterbury Rd MIDDLE PARK 3206	$2,280,000	29/06/2024
3			

This Statement of Information was prepared on: 25/09/2024

CONSUMER AFFAIRS VICTORIA