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	166 Mills Street, Albert Park Vic 3206

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $2,480,000 Property Type House Suburb Albert Park

Period - From 01/07/2024 to 30/09/2024 Source REIV

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

	Address of comparable property	Price	Date of sale
1	260 Bridport St.W ALBERT PARK 3206	$1,825,000	11/09/2024
2	373 Montague St ALBERT PARK 3206	$1,895,000	07/09/2024
3	54 Park Rd MIDDLE PARK 3206	$1,760,000	31/08/2024

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 six months.~~

This Statement of Information was prepared on: 23/10/2024 15:41

166 Mills Street, Albert Park Vic 3206

MARSHALL WHITE



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Property Type:
Agent Comments

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
September quarter 2024: $2,480,000

Comparable Properties



260 Bridport St.W ALBERT PARK 3206 (REI)

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Agent Comments

Price: $1,825,000
Method: Private Sale
Date: 11/09/2024
Property Type: House



373 Montague St ALBERT PARK 3206 (REI)

2 1 1

Agent Comments

Price: $1,895,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 200 sqm approx



54 Park Rd MIDDLE PARK 3206 (REI/VG)

2 1 1

Agent Comments

Price: $1,760,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 153 sqm approx

Account - Marshall White | P: 03 9822 9999

REIV THE DIFFERENCE | propertydata.com.au

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