Statement of Information

Period - From 01/04/2019

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered	d for s	ale					
Including subur		So Ashworth Street, Albert Fank Vio 6256					
Indicative sellin	ng price	е					
For the meaning o	of this pr	rice see co	nsumer.vic.gov	.au/underquotir	ting		
Range between	veen \$2,200,000		&	\$2,300,000			
Median sale pri	се						
Median price \$	\$2,025,0	00 F	Property Type	louse	Suburb Albert Park		

Comparable property sales (*Delete A or B below as applicable)

31/03/2020

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	281 BANK St SOUTH MELBOURNE 3205	\$2,250,000	11/02/2020
2			
3			

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:	06/07/2020 15:01

Source REIV

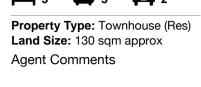




Warwick Gardiner 8644 5500 0438 308 555

Indicative Selling Price \$2,200,000 - \$2,300,000 **Median House Price** Year ending March 2020: \$2,025,000

wgardiner@greghocking.com.au



Comparable Properties



281 BANK St SOUTH MELBOURNE 3205 (REI) Agent Comments

1 3

Price: \$2,250,000 Method: Private Sale Date: 11/02/2020 Property Type: House

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.

Account - Greg Hocking Holdsworth | P: 03 8644 5500 | F: 03 9645 5393



