

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

35 Reed Street, Albert Park Vic 3206

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$2,135,000

House

X

Unit

Suburb

Albert Park

Period - From

01/01/2018

to

31/12/2018

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	112 Danks St ALBERT PARK 3206	\$1,520,000	31/07/2018
2	303 Moray St SOUTH MELBOURNE 3205	\$1,485,000	04/10/2018
3	40 Langridge St MIDDLE PARK 3206	\$1,420,000	25/10/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 144 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending December 2018: \$2,135,000

Comparable Properties



112 Danks St ALBERT PARK 3206 (REI/VG)

Agent Comments



Price: \$1,520,000

Method: Sold Before Auction

Date: 31/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 144 sqm approx



303 Moray St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$1,485,000

Method: Private Sale

Date: 04/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 140 sqm approx



40 Langridge St MIDDLE PARK 3206 (REI/VG)

Agent Comments



Price: \$1,420,000

Method: Sold Before Auction

Date: 25/10/2018

Rooms: -

Property Type: House (Res)