

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

7 Merton Place, Albert Park Vic 3206

Indicative selling price

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

Range between

\$1,380,000

&

\$1,480,000

Median sale price

Median price

\$2,146,000

House

X

Unit

Suburb

Albert Park

Period - From

01/10/2018

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	303 Moray St SOUTH MELBOURNE 3205	\$1,485,000	04/10/2018
2	40 Langridge St MIDDLE PARK 3206	\$1,420,000	25/10/2018
3	100 Graham St ALBERT PARK 3206	\$1,335,000	27/10/2018

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.



2 1 1

Rooms:
Property Type: House
Land Size: 147 sqm approx
Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,480,000
Median House Price
December quarter 2018: \$2,146,000

Comparable Properties



303 Moray St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 1 1

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

2 1 -

Price: \$1,420,000
Method: Sold Before Auction
Date: 25/10/2018
Rooms: -
Property Type: House (Res)



100 Graham St ALBERT PARK 3206 (REI/VG)

Agent Comments

2 1 1

Price: \$1,335,000
Method: Auction Sale
Date: 27/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 131 sqm approx