

# 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

54 Moubray Street, Albert Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,950,000 & \$3,100,000

### Median sale price

Median price \$1,839,250 Property Type House Suburb Albert Park

Period - From 23/12/2019 to 22/12/2020 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		
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: 23/12/2020 10:12



 4    2    no

**Rooms:** 7

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 318 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,950,000 - \$3,100,000

**Median House Price**

23/12/2019 - 22/12/2020: \$1,839,250

## Comparable Properties

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