

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

47 Draper Street, Albert Park Vic 3206

Indicative selling price

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

Single price \$2,100,000

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

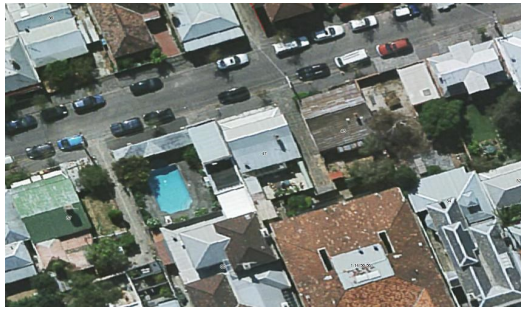
Comparable property sales (*Delete A or B below as applicable)

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	159 Kerferd Rd ALBERT PARK 3206	\$2,100,000	18/09/2018
2	43 Moubray St ALBERT PARK 3206	\$2,080,000	30/10/2018
3	321 Bank St SOUTH MELBOURNE 3205	\$2,000,000	23/02/2019

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 (Res)

Agent Comments

Comparable Properties

159 Kerferd Rd ALBERT PARK 3206 (VG)

Agent Comments



Price: \$2,100,000

Method: Sale

Date: 18/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 171 sqm approx



43 Moubray St ALBERT PARK 3206 (VG)

Agent Comments



Price: \$2,080,000

Method: Sale

Date: 30/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 184 sqm approx

321 Bank St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$2,000,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 180 sqm approx