

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 9/168-174 Victoria Avenue, Albert Park Vic 3206

Indicative selling price

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

Range between \$700,000 & \$725,000

Median sale price

Median price \$740,000 Property Type Unit Suburb Albert Park

Period - From 11/04/2020 to 10/04/2021 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	6/168-174 Victoria Av, Albert Park, Vic 3206, Australia	\$700,000	05/04/2021
2	1/168-174 Victoria Av, Albert Park, Vic 3206, Australia	\$725,000	29/03/2021
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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: 11/04/2021 16:11



Rooms: 4
Property Type: Apartment
Land Size: 70 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$725,000
Median Unit Price
11/04/2020 - 10/04/2021: \$740,000

Comparable Properties

6/168-174 Victoria Av, Albert Park, Vic 3206, Australia (REI) **Agent Comments**



Price: \$700,000
Method:
Date: 05/04/2021
Property Type: Apartment

1/168-174 Victoria Av, Albert Park, Vic 3206, Australia (REI) **Agent Comments**



Price: \$725,000
Method:
Date: 29/03/2021
Property Type: Apartment

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.