

# 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

110/2-14 Albert Road, 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 \$410,000 & \$430,000

### Median sale price

Median price \$1,190,000 Property Type Unit Suburb Albert Park

Period - From 01/04/2023 to 31/03/2024 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	45/39 Dorcas St SOUTH MELBOURNE 3205	\$420,000	04/01/2024
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: 20/06/2024 10:00



**Property Type:**

Agent Comments

## Comparable Properties



**45/39 Dorcas St SOUTH MELBOURNE 3205  
(REI/VG)**

Agent Comments



**Price:** \$420,000

**Method:** Private Sale

**Date:** 04/01/2024

**Property Type:** Apartment

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within one kilometre of the property for sale in the last six months.