

# 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

156 Mills 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 \$1,800,000 & \$1,900,000

### Median sale price

Median price \$2,420,000 Property Type House Suburb Albert Park

Period - From 01/07/2022 to 30/06/2023 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	1 Finlay St ALBERT PARK 3206	\$2,100,000	22/03/2023
2	60 Reed St ALBERT PARK 3206	\$1,900,000	02/04/2023
3	244 Danks St ALBERT PARK 3206	\$1,751,000	25/03/2023

**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:

02/08/2023 16:02



**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median House Price**

Year ending June 2023: \$2,420,000

## Comparable Properties



1 Finlay St ALBERT PARK 3206 (REI/VG)

Agent Comments



**Price:** \$2,100,000

**Method:** Private Sale

**Date:** 22/03/2023

**Property Type:** House

**Land Size:** 118 sqm approx



60 Reed St ALBERT PARK 3206 (REI/VG)

Agent Comments



**Price:** \$1,900,000

**Method:** Private Sale

**Date:** 02/04/2023

**Property Type:** House (Res)

**Land Size:** 144 sqm approx



244 Danks St ALBERT PARK 3206 (REI/VG)

Agent Comments



**Price:** \$1,751,000

**Method:** Auction Sale

**Date:** 25/03/2023

**Property Type:** House (Res)

**Land Size:** 606 sqm approx

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