

# 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 2/146 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 \$900,000 & \$970,000

### Median sale price

Median price \$677,500 Property Type Unit Suburb Albert Park

Period - From 29/08/2022 to 28/08/2023 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	908/101 Bay St PORT MELBOURNE 3207	\$990,000	11/05/2023
2	2/48 Esplanade West PORT MELBOURNE 3207	\$955,000	15/04/2023
3	72d Napier St SOUTH MELBOURNE 3205	\$930,000	19/08/2023

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: 29/08/2023 12:15