

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

27 Page Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$2,262,500 Property Type House Suburb Albert Park

Period - From 26/09/2022 to 25/09/2023 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	26 Brooke St ALBERT PARK 3206	\$1,405,000	08/06/2023
2	41 Erskine St MIDDLE PARK 3206	\$1,382,000	06/09/2023
3	20 Little Tribe St SOUTH MELBOURNE 3205	\$1,380,000	20/05/2023

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:

26/09/2023 10:12



Property Type: House (Previously Occupied - Detached)
Land Size: 121 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 26/09/2022 - 25/09/2023: \$2,262,500

Comparable Properties



26 Brooke St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$1,405,000
Method: Private Sale
Date: 08/06/2023
Property Type: House (Res)



41 Erskine St MIDDLE PARK 3206 (REI)

Agent Comments



Price: \$1,382,000
Method: Sold Before Auction
Date: 06/09/2023
Property Type: House (Res)



20 Little Tribe St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$1,380,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 107 sqm approx

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393