## 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

45 Kerferd Road, Albert Park Vic 3206

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,150,000		&		\$1,250,000				
Median sale price									
Median price	\$2,275,000	Pro	Property Type Hous		se		Suburb	Albert Park	
Period - From	01/07/2023	to	30/09/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	41 Erskine St MIDDLE PARK 3206	\$1,382,000	06/09/2023
2	31 Ogrady St ALBERT PARK 3206	\$1,125,000	30/06/2023
3			

OR

**B**<sup>\*</sup> 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:

31/10/2023 12:09







**Property Type:** House Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price September quarter 2023: \$2,275,000

# **Comparable Properties**



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.

Account - Marshall White | P: 03 9822 9999





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