

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 47 Merton Street, Albert Park, VIC 3206

Indicative selling price

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

Single price or range between \$3,300,000 & \$3,600,000

Median sale price

Median price \$2,128,000 Property type House Suburb Albert Park
Period - From 15/04/2023 to 14/04/2024 Source pdol

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 47 Dinsdale St, Albert Park Vic	3,570,000	04/12/2024
2 108 Victoria Ave, Albert Park	3,640,000	02/03/2024
3		

This Statement of Information was prepared on: 15/04/2024

