

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

6/168-174 VICTORIA AVENUE ALBERT PARK VIC 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single-Price

or range
between

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Unit

Suburb

Albert Park

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

11/168-174 VICTORIA AVENUE ALBERT PARK VIC 3206	\$730,000	05-Apr-24
4/61 CANTERBURY ROAD MIDDLE PARK VIC 3206	\$650,000	16-Mar-24

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 6 months.

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**11/168-174 VICTORIA AVENUE
ALBERT PARK VIC 3206**

Sold Price ^{RS} **\$730,000** ^{UN} Sold Date **05-Apr-24**

- - -

Distance **0km**



**4/61 CANTERBURY ROAD MIDDLE
PARK VIC 3206**

Sold Price **\$650,000** Sold Date **16-Mar-24**

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Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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