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

74 Bridport Street, Albert Park Vic 3206

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$2,750,000		&		\$3,000,000			
Median sale p	rice							
Median price	\$2,128,000	Pro	operty Type	Hou	ise		Suburb	Albert Park
Period - From	01/04/2023	to	31/03/2024		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 six months 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	63 Merton St ALBERT PARK 3206	\$3,300,000	31/08/2023
2	111 Nimmo St MIDDLE PARK 3206	\$2,910,000	13/04/2024
3	443 Clarendon St SOUTH MELBOURNE 3205	\$2,800,000	22/04/2024

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:

08/05/2024 14:43









Property Type: House **Land Size:** 185 sqm approx Agent Comments Indicative Selling Price \$2,750,000 - \$3,000,000 Median House Price Year ending March 2024: \$2,128,000

Comparable Properties



63 Merton St ALBERT PARK 3206 (REI/VG) Agent Comments



Price: \$3,300,000 Method: Private Sale Date: 31/08/2023 Property Type: House (Res) Land Size: 188 sqm approx

111 Nimmo St MIDDLE PARK 3206 (REI)



Price: \$2,910,000 Method: Private Sale Date: 13/04/2024 Property Type: House Land Size: 206 sqm approx



443 Clarendon St SOUTH MELBOURNE 3205 Agent Comments (REI)

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Price: \$2,800,000 Method: Private Sale Date: 22/04/2024 Property Type: House

Account - Cayzer | P: 03 9699 5999

propertydata



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Agent Comments