

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

44 Greig Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,900,000 & \$2,000,000

Median sale price

Median price \$2,667,778 Property Type House Suburb Albert Park

Period - From 01/04/2021 to 30/06/2021 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	20 Greig St, Albert Park, Vic 3206, Australia	\$2,300,000	30/06/2021
2	169 Danks St ALBERT PARK 3206	\$1,935,000	31/07/2021
3			

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:

03/08/2021 17:31

Oliver Bruce
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 2  1  0

Rooms: 3
Property Type: House (Res)
Land Size: 165 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,000,000
Median House Price
June quarter 2021: \$2,667,778

Comparable Properties

20 Greig St, Albert Park, Vic 3206, Australia (REI) Agent Comments

 2  1  1

Price: \$2,300,000
Method:
Date: 30/06/2021
Property Type: House



169 Danks St ALBERT PARK 3206 (REI) Agent Comments

 2  1  -

Price: \$1,935,000
Method: Auction Sale
Date: 31/07/2021
Property Type: House (Res)
Land Size: 165 sqm approx

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.