

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

70 Withers 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	46 Langridge St MIDDLE PARK 3206	\$2,275,000	08/07/2021
2	36 Young St ALBERT PARK 3206	\$1,980,000	14/08/2021
3	4 Reed St ALBERT PARK 3206	\$1,970,000	11/08/2021

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:

19/08/2021 11:45

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Indicative Selling Price

\$1,900,000 - \$2,000,000

Median House Price

June quarter 2021: \$2,667,778



 2  1  0

Rooms: 3

Property Type: House

Land Size: 152 sqm approx

Agent Comments

Comparable Properties



46 Langridge St MIDDLE PARK 3206 (REI)

Agent Comments

 2  2  -

Price: \$2,275,000

Method: Private Sale

Date: 08/07/2021

Rooms: 5

Property Type: House

Land Size: 174 sqm approx



36 Young St ALBERT PARK 3206 (REI)

Agent Comments

 2  1  1

Price: \$1,980,000

Method: Auction Sale

Date: 14/08/2021

Property Type: House (Res)



4 Reed St ALBERT PARK 3206 (REI)

Agent Comments

 3  2  1

Price: \$1,970,000

Method: Sold Before Auction

Date: 11/08/2021

Property Type: House (Res)

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