

# 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

15 Mills Street, Albert Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,700,000 & \$2,900,000

### Median sale price

Median price \$2,170,000 Property Type House Suburb Albert Park

Period - From 25/06/2020 to 24/06/2021 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	249 Richardson St MIDDLE PARK 3206	\$2,650,000	17/05/2021
2	45 Canterbury Rd MIDDLE PARK 3206	\$2,605,000	27/02/2021
3	126 Victoria Av ALBERT PARK 3206	\$2,675,000	27/02/2021

**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:

25/06/2021 11:08



 3  - 

**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 150 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$2,700,000 - \$2,900,000  
**Median House Price**  
25/06/2020 - 24/06/2021: \$2,170,000

## Comparable Properties



**249 Richardson St MIDDLE PARK 3206 (VG)** [Agent Comments](#)

 3  -  -

**Price:** \$2,650,000  
**Method:** Sale  
**Date:** 17/05/2021  
**Property Type:** House (Res)  
**Land Size:** 194 sqm approx



**45 Canterbury Rd MIDDLE PARK 3206 (REI/VG)** [Agent Comments](#)

 3  2  -

**Price:** \$2,605,000  
**Method:** Auction Sale  
**Date:** 27/02/2021  
**Property Type:** House (Res)  
**Land Size:** 180 sqm approx



**126 Victoria Av ALBERT PARK 3206 (REI/VG)** [Agent Comments](#)

 4  2  -

**Price:** \$2,675,000  
**Method:** Auction Sale  
**Date:** 27/02/2021  
**Property Type:** House (Res)  
**Land Size:** 186 sqm approx