

## 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 25 Merton 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)

Single price \$3,590,000

#### Median sale price

Median price \$1,925,000

House X

Suburb Albert Park

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

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
38 Merton St ALBERT PARK 3206	Around \$4,000,000	08/03/2017
92 Danks St ALBERT PARK 3206	\$3,780,000	18/02/2017
81 Merton St ALBERT PARK 3206	\$3,200,000	29/04/2017