



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**5b Madden Street,
ALBERT PARK 3206**

House



3 beds



2 baths



0 parking

Indicative selling price

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

Single price \$2,300,000

Median sale price

Median **House** for **ALBERT PARK** for period **Jan 2017 - Jun 2017**

Sourced from **REA**.

\$1,995,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**374 Montague Street,
ALBERT PARK 3206**

Price **\$2,350,000** Sold 10 April 2017

**3 Moubray Street,
ALBERT PARK 3206**

Price **\$2,275,000** Sold 13 May 2017

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

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REA.

Contact agents

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