

# 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

22 Graham 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 \$2,100,000 & \$2,250,000

### Median sale price

Median price \$2,420,000 Property Type House Suburb Albert Park

Period - From 01/07/2022 to 30/06/2023 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	173 Princes St PORT MELBOURNE 3207	\$2,280,000	01/04/2023
2	98 Nott St PORT MELBOURNE 3207	\$2,250,000	24/05/2023
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: 15/08/2023 13:17



**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**173 Princes St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments



**Price:** \$2,280,000

**Method:** Auction Sale

**Date:** 01/04/2023

**Property Type:** House (Res)

**Land Size:** 123 sqm approx



**98 Nott St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments



**Price:** \$2,250,000

**Method:** Private Sale

**Date:** 24/05/2023

**Property Type:** House (Res)

**Land Size:** 115 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.