

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

32 Finlay Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

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	26 Brooke St ALBERT PARK 3206	\$1,405,000	08/06/2023
2	41 Erskine St MIDDLE PARK 3206	\$1,382,000	06/09/2023
3	343 Dorcas St SOUTH MELBOURNE 3205	\$1,300,000	11/07/2023

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:

27/09/2023 13:30



Property Type: House
Land Size: 123 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 Year ending June 2023: \$2,420,000

Comparable Properties



26 Brooke St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$1,405,000
Method: Private Sale
Date: 08/06/2023
Property Type: House (Res)



41 Erskine St MIDDLE PARK 3206 (REI)

Agent Comments



Price: \$1,382,000
Method: Sold Before Auction
Date: 06/09/2023
Property Type: House (Res)



343 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 11/07/2023
Property Type: House
Land Size: 126 sqm approx

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