## 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

34 Finlay Street, Albert Park Vic 3206

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ing		
Range betweer	\$1,900,000		&		\$2,090,000			
Median sale p	rice							
Median price	\$2,113,000	Pro	operty Type	Hou	ISE		Suburb	Albert Park
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	5a Madden St ALBERT PARK 3206	\$2,150,000	30/01/2024
2	50 Wright St MIDDLE PARK 3206	\$1,930,000	07/10/2023
3	33 Erskine St MIDDLE PARK 3206	\$1,820,000	09/12/2023

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:

28/02/2024 17:54







Property Type: House Agent Comments

**Indicative Selling Price** \$1,900,000 - \$2,090,000 Median House Price Year ending December 2023: \$2,113,000

# **Comparable Properties**



5a Madden St ALBERT PARK 3206 (REI)



Price: \$2,150,000 Method: Private Sale Date: 30/01/2024 Property Type: House

Agent Comments

Agent Comments



**6** 1 2

50 Wright St MIDDLE PARK 3206 (REI/VG)

Price: \$1,930,000 Method: Auction Sale Date: 07/10/2023 Property Type: House (Res)

Land Size: 132 sqm approx



33 Erskine St MIDDLE PARK 3206 (REI/VG)



Agent Comments

Price: \$1,820,000 Method: Auction Sale Date: 09/12/2023 Property Type: House (Res) Land Size: 130 sqm approx

#### Account - Marshall White | P: 03 9822 9999



propertydata

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