

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 36 Withers Street, Albert Park Vic 3206

Indicative selling price

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

Single price \$1,550,000

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	78 Reed St ALBERT PARK 3206	\$1,550,000	11/05/2023
2	326 Richardson St MIDDLE PARK 3206	\$1,535,000	09/06/2023
3	26 Brooke St ALBERT PARK 3206	\$1,405,000	08/06/2023

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:

28/08/2023 14:48



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,550,000

Median House Price

Year ending June 2023: \$2,420,000

Comparable Properties



78 Reed St ALBERT PARK 3206 (REI)

Agent Comments

🛏️ 2 🚗 1 🚗 -

Price: \$1,550,000

Method: Private Sale

Date: 11/05/2023

Property Type: House



326 Richardson St MIDDLE PARK 3206 (REI)

Agent Comments

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Price: \$1,535,000

Method: Private Sale

Date: 09/06/2023

Property Type: House (Res)



26 Brooke St ALBERT PARK 3206 (REI)

Agent Comments

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Price: \$1,405,000

Method: Private Sale

Date: 08/06/2023

Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999