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

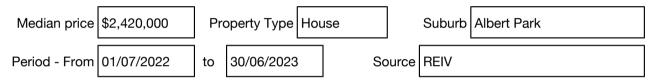
36 Withers Street, Albert Park Vic 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov	v.au/underquoting
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Single price \$1,550,000

Median sale price



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







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)



Price: \$1,550,000 Method: Private Sale Date: 11/05/2023 Property Type: House Agent Comments

Agent Comments



Price: \$1,535,000 Method: Private Sale Date: 09/06/2023

Property Type: House (Res)

1

2

26 Brooke St ALBERT PARK 3206 (REI)

326 Richardson St MIDDLE PARK 3206 (REI)



Agent Comments

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

Account - Marshall White | P: 03 9822 9999



propertydata

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