

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

44 PICKLES STREET ALBERT PARK VIC 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,275,000

Property type

Unit

Suburb

Albert Park

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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 6 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

2 EMERALD STREET SOUTH MELBOURNE VIC 3205	\$1,555,000	13-May-23
144 NAPIER STREET SOUTH MELBOURNE VIC 3205	\$1,555,000	29-Apr-23
78 REED STREET ALBERT PARK VIC 3206	\$1,550,000	13-May-23

OR

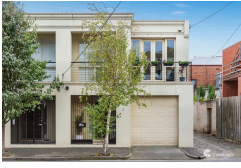
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 07 June 2023

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**2 EMERALD STREET SOUTH
MELBOURNE VIC 3205**

3 2 1

Sold Price ^{RS} **\$1,555,000** Sold Date **13-May-23**

Distance **1.27km**



**144 NAPIER STREET SOUTH
MELBOURNE VIC 3205**

2 1 1

Sold Price ^{RS} **\$1,555,000** ^{UN} Sold Date **29-Apr-23**

Distance **1.75km**



**78 REED STREET ALBERT PARK
VIC 3206**

2 1 -

Sold Price ^{RS} **\$1,550,000** ^{UN} Sold Date **13-May-23**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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