

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	52 Barrett Street Albert Park, 3206
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Indicative selling price

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

Range between	\$1,400,000 & \$1,450,000
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Median sale price

Median price	\$2,130,000	Property Type	HOUSE	Suburb	ALBERT PARK
Period - From	01-Mar-2023	to	29-Feb-2024	Source	Corelogic

Comparable property sales

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	7 Neville Street Albert Park VIC 3206	\$1,450,000	08-Mar-2024
2	32 Finlay Street Albert Park VIC 3206	\$1,422,500	28-Oct-2023
3	32 Brooke Street North Albert Park VIC 3206	\$1,480,000	08-Feb-2024

This statement of information was prepared on 26-Mar-2024 at 4:57:45 PM EST