

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	62 Brooke Street Albert Park, 3206
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$1,100,000 & \$1,200,000
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### Median sale price

Median price	\$2,202,500	Property Type	HOUSE	Suburb	ALBERT PARK
Period - From	01-May-2023	to	30-Apr-2024	Source	Corelogic

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	107 ALBERT STREET PORT MELBOURNE VIC 3207	\$1,100,000	20-Nov-2023
2	39 HEATH STREET PORT MELBOURNE VIC 3207	\$1,200,000	15-Feb-2024
3	12 LITTLE OGRADY STREET ALBERT PARK VIC 3206	\$1,200,000	12-Mar-2024

This statement of information was prepared on 03-Jun-2024 at 9:42:12 AM EST