

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
---	-------------------------------------

Indicative selling price

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

Range between	\$1,400,000 & \$1,500,000
---------------	---------------------------

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	52 Iffla St, South Melbourne VIC 3205	\$1,540,000	02-May-2024
2	36 Withers St, Albert Park VIC 3206	\$1,490,000	11-Dec-2023
3	32 Brooke Street North, Albert Park VIC 3206	\$1,480,000	08-Feb-2024

This statement of information was prepared on 03-Jun-2024 at 9:43:45 AM EST