

## 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

57 DRAPER STREET ALBERT PARK VIC 3206

### Indicative selling price

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

Single Price

or range  
between

\$1,700,000

&

\$1,800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,100,000

Property type

House

Suburb

Albert Park

Period-from

01 Feb 2023

to

31 Jan 2024

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

9 LEGON STREET PORT MELBOURNE VIC 3207	\$1,920,000	21-Oct-23
31 RICHARDSON STREET ALBERT PARK VIC 3206	\$1,875,000	18-Sep-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: 16 February 2024



### 9 LEGON STREET PORT MELBOURNE VIC 3207

 3
  2
  1

Sold Price **\$1,920,000** Sold Date **21-Oct-23**

Distance **1.08km**



### 31 RICHARDSON STREET ALBERT PARK VIC 3206

 3
  2
  -

Sold Price **\$1,875,000** Sold Date **18-Sep-23**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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