

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

8 Graham Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$2,825,000 & \$3,000,000

Median sale price

Median price \$2,480,000 Property Type House Suburb Albert Park

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

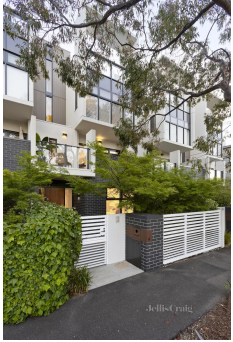
~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	48 Pickles St ALBERT PARK 3206	\$2,510,000	21/06/2024
2	37 Danks St ALBERT PARK 3206	\$3,320,000	01/06/2024
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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 six months.

This Statement of Information was prepared on: 28/11/2024 14:21



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Property Type: House

Agent Comments

Indicative Selling Price

\$2,825,000 - \$3,000,000

Median House Price

September quarter 2024: \$2,480,000

Comparable Properties



48 Pickles St ALBERT PARK 3206 (REI/VG)

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Agent Comments

Smaller & main road position

Price: \$2,510,000

Method: Private Sale

Date: 21/06/2024

Property Type: House



37 Danks St ALBERT PARK 3206 (REI/VG)

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Agent Comments

Larger

Price: \$3,320,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)

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 six months.

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393



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