

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 59 Barrett Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$2,113,000 Property Type House Suburb Albert Park

Period - From 01/01/2023 to 31/12/2023 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 | 11 Foote St ALBERT PARK 3206 | \$2,630,000 | 26/08/2023 |
| 2 | 16 Tribe St SOUTH MELBOURNE 3205 | \$2,510,000 | 11/11/2023 |
| 3 | 32 Glover St SOUTH MELBOURNE 3205 | \$2,495,000 | 24/10/2023 |

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: 17/01/2024 11:21



 3
  2
  1

Rooms: 5
Property Type: House (Res)
Land Size: 176 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,300,000 - \$2,500,000
Median House Price
 Year ending December 2023: \$2,113,000

Comparable Properties



11 Foote St ALBERT PARK 3206 (REI/VG)

Agent Comments

 3
  2
  -

Price: \$2,630,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 180 sqm approx



16 Tribe St SOUTH MELBOURNE 3205 (REI)

Agent Comments

 3
  2
  1

Price: \$2,510,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)



32 Glover St SOUTH MELBOURNE 3205 (REI)

Agent Comments

 3
  2
  -

Price: \$2,495,000
Method: Private Sale
Date: 24/10/2023
Property Type: House

Smaller land, South Melbourne

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