

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 36 Brooke Street, Albert Park Vic 3206

Indicative selling price

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

Single price \$1,200,000

Median sale price

Median price \$2,262,500

Property Type House

Suburb Albert Park

Period - From 01/10/2022

to 30/09/2023

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	343 Dorcas St SOUTH MELBOURNE 3205	\$1,300,000	11/07/2023
2	25 Little Lyell St SOUTH MELBOURNE 3205	\$1,280,000	12/09/2023
3	259 Montague St SOUTH MELBOURNE 3205	\$1,205,000	18/11/2023

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:

04/12/2023 11:14

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2 1 0

Property Type: House
Land Size: 77 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000
Median House Price
Year ending September 2023: \$2,262,500

Comparable Properties



343 Dorcas St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

2 1 -

Price: \$1,300,000
Method: Private Sale
Date: 11/07/2023
Property Type: House
Land Size: 126 sqm approx



25 Little Lyell St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

2 1 1

Price: \$1,280,000
Method: Private Sale
Date: 12/09/2023
Property Type: House
Land Size: 99 sqm approx



259 Montague St SOUTH MELBOURNE 3205
(REI)

Agent Comments

2 1 -

Price: \$1,205,000
Method: Private Sale
Date: 18/11/2023
Property Type: House

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371