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*	74 Moubray 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 & $2,450,000

Median sale price

Median price	$2,420,000	Property Type	House	Suburb	Albert Park
Period - From	01/07/2022	to 30/06/2023		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	130 Napier St SOUTH MELBOURNE 3205	$2,450,000	25/02/2023
2	26 Dinsdale St ALBERT PARK 3206	$2,300,000	19/03/2023
3			

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.

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Property Type: House
Land Size: 229 sqm approx

Agent Comments

Indicative Selling Price
$2,300,000 - $2,450,000
Median House Price
Year ending June 2023: $2,420,000

Comparable Properties

130 Napier St SOUTH MELBOURNE 3205 (REI/VG)

| | 3 | | 2 | | 2 |

Price: $2,450,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 235 sqm approx

Agent Comments

26 Dinsdale St ALBERT PARK 3206 (REI/VG)

| | 4 | | 1 | | - |

Price: $2,300,000
Method: Auction Sale
Date: 19/03/2023
Property Type: House (Res)
Land Size: 238 sqm approx

Agent Comments

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.