Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 44 Carter Street, Albert Park Vic 3206

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$1,950,000		&		\$2,100,000			
Median sale p	rice							
Median price	\$2,302,500	Pro	perty Type	Hou	se		Suburb	Albert Park
Period - From	05/02/2024	to	04/02/2025	5	So	urce	Property	/ Data

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 sixmonths 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		
2		
3		

OR

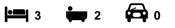
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

05/02/2025 17:43







Rooms: 5 Property Type: House Land Size: 157 sqm approx Agent Comments Indicative Selling Price \$1,950,000 - \$2,100,000 Median House Price 05/02/2024 - 04/02/2025: \$2,302,500

Comparable Properties

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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