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 Withers Street, Albert Park VIC 3206 |
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| · | |

Indicative selling price

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

| Range between \$2,200,000 & \$2,400,000 | Range between | \$2,200,000 | & | \$2,400,000 |
|---|---------------|-------------|---|-------------|
|---|---------------|-------------|---|-------------|

Median sale price

| Median price | \$2,316,250 | Pro | perty Type H | ouse | | Suburb | Albert Park |
|---------------|-------------|-----|--------------|------|------|----------|-------------|
| Period - From | 21/07/2024 | to | 20/01/2025 | Sou | urce | core_log | gic |

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

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.

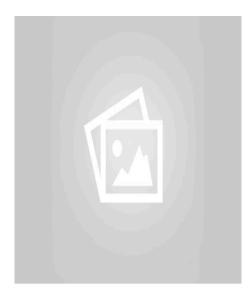
| Address of comparable property | Price | Date of sale |
|--------------------------------|-------------|--------------|
| 25 O Gardy Street Albert Park | \$2,575,000 | 12/11/2024 |
| 6 Reed Street Albert Park | \$2,450,000 | 11/10/2024 |
| | | |

| This Statement of Information was prepared on: | 21/01/2025 |
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Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







Property Type: House

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Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

Year ending January 2025: \$2,316,250

Comparable Properties

25 O Gardy Street Albert Park

Price: \$2,575,000 Date: 12/11/2024

Property Type: Land Size:

6 Reed Street Albert Park

Price: \$2,450,000 Date: 11/10/2024

Property Type: Land Size:

