

# 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

28 Herbert Place, Albert Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$2,480,000

Property Type House

Suburb Albert Park

Period - From 01/07/2024

to 30/09/2024

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	49 Kerferd Rd ALBERT PARK 3206	\$1,290,000	14/09/2024
2	60 Brooke St ALBERT PARK 3206	\$1,175,000	06/06/2024
3	29 Little Page St ALBERT PARK 3206	\$1,215,000	01/06/2024

**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:

23/10/2024 10:44



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**Property Type:** House (Res)

**Land Size:** 100 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

September quarter 2024: \$2,480,000

## Comparable Properties

49 Kerferd Rd ALBERT PARK 3206 (REI)

**Agent Comments**

- - -

**Price:** \$1,290,000

**Method:**

**Date:** 14/09/2024

**Property Type:** House

60 Brooke St ALBERT PARK 3206 (REI)

**Agent Comments**

- - -

**Price:** \$1,175,000

**Method:**

**Date:** 06/06/2024

**Property Type:** House

29 Little Page St ALBERT PARK 3206 (REI)

**Agent Comments**

- - -

**Price:** \$1,215,000

**Method:**

**Date:** 01/06/2024

**Property Type:** House

Account - Marshall White | P: 03 9822 9999