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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	n \$1,100,000		&		\$1,200,0	00		
Median sale p	rice							
Median price	\$2,480,000	Pro	operty Type	Hous	se		Suburb	Albert Park
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ade	dress 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







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	

Account - Marshall White | P: 03 9822 9999

propertydata



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Property Type: House

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.