

# 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

7 Neville Street, 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)

Single price \$1,450,000

### Median sale price

Median price \$2,113,000

Property Type House

Suburb Albert Park

Period - From 01/01/2023

to 31/12/2023

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	1 Lyell St SOUTH MELBOURNE 3205	\$1,500,000	22/02/2024
2	151 Market St SOUTH MELBOURNE 3205	\$1,495,000	13/12/2023
3	32 Brooke St ALBERT PARK 3206	\$1,480,000	08/02/2024

**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:

02/03/2024 18:05



**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,450,000

**Median House Price**

Year ending December 2023: \$2,113,000

## Comparable Properties



**1 Lyell St SOUTH MELBOURNE 3205 (REI)**

Agent Comments



**Price:** \$1,500,000

**Method:** Auction Sale

**Date:** 22/02/2024

**Property Type:** House (Res)



**151 Market St SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments



**Price:** \$1,495,000

**Method:** Private Sale

**Date:** 13/12/2023

**Property Type:** House

**Land Size:** 98 sqm approx



**32 Brooke St ALBERT PARK 3206 (REI)**

Agent Comments



**Price:** \$1,480,000

**Method:** Sold Before Auction

**Date:** 08/02/2024

**Property Type:** House (Res)

**Account - Jellis Craig** | P: 03 8644 5500 | F: 03 9645 5393