

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

34 HERBERT STREET ALBERT PARK VIC 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,950,000

&

\$2,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,435,000

Property type

House

Suburb

Albert Park

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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 6 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

9 MERTON PLACE ALBERT PARK VIC 3206	\$2,126,000	05-May-23
51 BARRETT STREET ALBERT PARK VIC 3206	\$2,100,000	07-Mar-23

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 6 months.

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**9 MERTON PLACE ALBERT PARK
VIC 3206**

Sold Price

RS

\$2,126,000

Sold Date

05-May-23

3 2 -

Distance

0.32km**51 BARRETT STREET ALBERT PARK
VIC 3206**

Sold Price

\$2,100,000

Sold Date

07-Mar-23

3 2 1

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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