

# 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

36 Withers 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)

Range between \$1,350,000

&

\$1,485,000

### Median sale price

Median price \$2,510,000

Property Type House

Suburb Albert Park

Period - From 01/01/2022

to 31/12/2022

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 | 24 Merton St ALBERT PARK 3206  | \$1,500,000 | 01/09/2022   |
| 2 |                                |             |              |
| 3 |                                |             |              |

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:

31/01/2023 12:20



 2  1 

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,350,000 - \$1,485,000

**Median House Price**

Year ending December 2022: \$2,510,000

## Comparable Properties



**24 Merton St ALBERT PARK 3206 (REI/VG)**

Agent Comments

 2  1  -

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

**Method:** Sold Before Auction

**Date:** 01/09/2022

**Property Type:** House (Res)

**Land Size:** 111 sqm approx

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.