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

18 Herbert Street, Albert Park Vic 3206

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,900,000		&		\$3,100,000			
Median sale p	rice							
Median price	\$2,480,000	Pro	operty Type	Hou	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	59-61 Draper St ALBERT PARK 3206	\$2,975,000	12/10/2024
2	118 Victoria Av ALBERT PARK 3206	\$2,900,000	09/08/2024
3			

OR

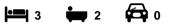
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

28/10/2024 13:43







Property Type: House Land Size: 166 sqm approx Agent Comments

Indicative Selling Price \$2,900,000 - \$3,100,000 Median House Price September quarter 2024: \$2,480,000

Comparable Properties



Price: \$2,975,000

Method: Private Sale Date: 12/10/2024 Property Type: House

Agent Comments



118 Victoria Av ALBERT PARK 3206 (REI)

Agent Comments



Price: \$2,900,000 Method: Sold Before Auction Date: 09/08/2024 Property Type: House (Res) Land Size: 183 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.

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

propertydata



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