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 Brooke Street, Albert Park Vic 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,150,000		&		\$1,265,000				
Median sale price									
Median price	\$2,262,500	Pro	operty Type	Hou	ISE		Suburb	Albert Park	
Period - From	01/10/2022	to	30/09/2023		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	343 Dorcas St SOUTH MELBOURNE 3205	\$1,300,000	11/07/2023
2	25 Little Lyell St SOUTH MELBOURNE 3205	\$1,280,000	12/09/2023
3	95 Bank St SOUTH MELBOURNE 3205	\$1,260,000	17/09/2023

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:

20/11/2023 16:00







Property Type: House **Land Size:** 77 sqm approx Agent Comments Indicative Selling Price \$1,150,000 - \$1,265,000 Median House Price Year ending September 2023: \$2,262,500

Comparable Properties

343 Dorcas St SOUTH MELBOURNE 3205 (REI/VG) Image: 1 I	Agent Comments
25 Little Lyell St SOUTH MELBOURNE 3205 (REI/VG) 2 1 1 1 1 Price: \$1,280,000 Method: Private Sale Date: 12/09/2023 Property Type: House Land Size: 99 sqm approx	Agent Comments
95 Bank St SOUTH MELBOURNE 3205 (REI) 2 1 2 - Price: \$1,260,000 Method: Private Sale Date: 17/09/2023 Property Type: House Land Size: 146 sqm approx	Agent Comments

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