

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,265,000

### Median sale price

Median price \$2,262,500 Property Type House Suburb Albert Park

Period - From 01/10/2022 to 30/09/2023 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	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



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**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)**

**Agent Comments**

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**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 11/07/2023  
**Property Type:** House  
**Land Size:** 126 sqm approx



**25 Little Lyell St SOUTH MELBOURNE 3205 (REI/VG)**

**Agent Comments**

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**Price:** \$1,280,000  
**Method:** Private Sale  
**Date:** 12/09/2023  
**Property Type:** House  
**Land Size:** 99 sqm approx



**95 Bank St SOUTH MELBOURNE 3205 (REI)**

**Agent Comments**

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**Price:** \$1,260,000  
**Method:** Private Sale  
**Date:** 17/09/2023  
**Property Type:** House  
**Land Size:** 146 sqm approx