

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

Single price \$1,550,000

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	3 Draper St ALBERT PARK 3206	\$1,590,000	12/11/2022
2	35 Withers St ALBERT PARK 3206	\$1,550,000	17/11/2022
3	24 Merton St ALBERT PARK 3206	\$1,500,000	01/09/2022

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:

27/02/2023 07:25



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,550,000

Median House Price

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

Comparable Properties



3 Draper St ALBERT PARK 3206 (REI/VG)

Agent Comments



Price: \$1,590,000

Method: Sold Before Auction

Date: 12/11/2022

Property Type: House (Res)

Land Size: 94 sqm approx



35 Withers St ALBERT PARK 3206 (REI/VG)

Agent Comments



Price: \$1,550,000

Method: Private Sale

Date: 17/11/2022

Property Type: House

Land Size: 123 sqm approx



24 Merton St ALBERT PARK 3206 (REI/VG)

Agent Comments



Price: \$1,500,000

Method: Sold Before Auction

Date: 01/09/2022

Property Type: House (Res)

Land Size: 111 sqm approx

Account - Marshall White | P: 03 9822 9999