

# 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 52 Barrett 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 \$1,200,000 & \$1,300,000

### 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	9 Herbert PI ALBERT PARK 3206	\$1,295,000	07/02/2023
2	28 Mountain St SOUTH MELBOURNE 3205	\$1,252,500	28/10/2022
3	7 Herbert PI ALBERT PARK 3206	\$1,220,000	18/02/2023

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: 28/02/2023 15:23



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**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 103 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

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

## Comparable Properties

**9 Herbert PI ALBERT PARK 3206 (REI)**

Agent Comments

2   
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**Price:** \$1,295,000**Method:** Private Sale**Date:** 07/02/2023**Property Type:** House**28 Mountain St SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments

2   
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**Price:** \$1,252,500**Method:** Sold Before Auction**Date:** 28/10/2022**Property Type:** House (Res)**Land Size:** 125 sqm approx**7 Herbert PI ALBERT PARK 3206 (REI)**

Agent Comments

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**Price:** \$1,220,000**Method:** Auction Sale**Date:** 18/02/2023**Property Type:** House (Res)

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