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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$2,510,000	Pro	operty Type	Hou	se		Suburb	Albert Park
Period - From	01/01/2022	to	31/12/2022		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	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

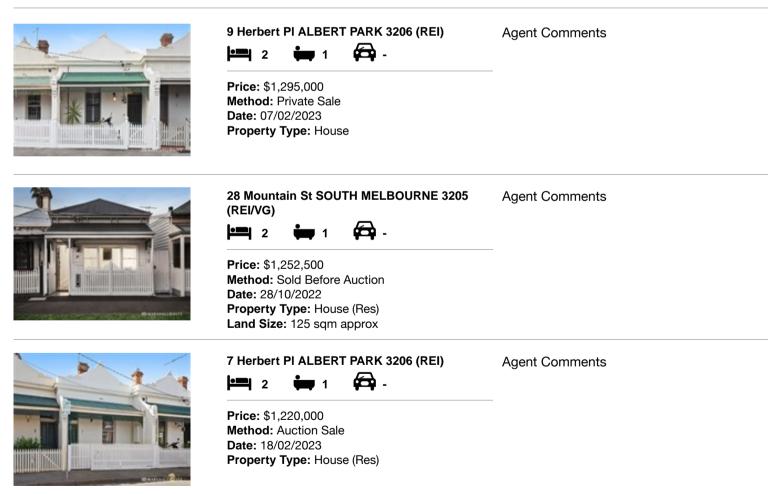






Property Type: Divorce/Estate/Family Transfers Land Size: 103 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending December 2022: \$2,510,000

Comparable Properties



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propertydata

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