

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

53 Foote Street, Albert Park Vic 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,000,000 & \$3,200,000

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	41 Ferrars PI SOUTH MELBOURNE 3205	\$3,155,000	16/09/2023
2			
3			

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: 31/10/2023 17:23



 4  2  1

Rooms: 7

Property Type: House (Res)

Land Size: 226 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$3,000,000 - \$3,200,000

Median House Price

Year ending September 2023: \$2,262,500

Comparable Properties



41 Ferrars PI SOUTH MELBOURNE 3205 (REI) [Agent Comments](#)

 4  2  1

Price: \$3,155,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 350 sqm approx

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.

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393