

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

27 Hambleton Street, Albert Park Vic 3206

Indicative selling price

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

Range between

\$2,050,000

&

\$2,250,000

Median sale price

Median price

\$2,287,500

Property Type

House

Suburb

Albert Park

Period - From

01/01/2024

to

31/12/2024

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			
2	42 Kerferd Rd ALBERT PARK 3206	\$2,000,000	26/10/2024
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:

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Property Type: House (Previously Occupied - Detached)
Land Size: 203 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,050,000 - \$2,250,000
Median House Price
 Year ending December 2024: \$2,287,500

Comparable Properties

11 Hambleton St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$2,435,000
Method:
Date: 07/09/2024
Property Type: House

42 Kerferd Rd ALBERT PARK 3206 (REI)

Agent Comments



Price: \$2,000,000
Method:
Date: 26/10/2024
Property Type: House

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 - Marshall White | P: 03 9822 9999



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