

# 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

5a Madden 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)

Single price \$2,325,000

### Median sale price

Median price \$2,275,000

Property Type House

Suburb Albert Park

Period - From 01/07/2023

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	52 Bridport St SOUTH MELBOURNE 3205	\$2,450,000	17/06/2023
2	253 Richardson St MIDDLE PARK 3206	\$2,020,000	12/09/2023
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:

14/10/2023 15:59



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**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,325,000

**Median House Price**

September quarter 2023: \$2,275,000

## Comparable Properties



**52 Bridport St SOUTH MELBOURNE 3205 (REI)**

Agent Comments

4   2   -

**Price:** \$2,450,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** House (Res)



**253 Richardson St MIDDLE PARK 3206 (REI)**

Agent Comments

2   1   1

**Price:** \$2,020,000

**Method:** Private Sale

**Date:** 12/09/2023

**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