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

29 Herbert Place, Albert Park Vic 3206

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

| Median price | $2,346,250 | Property Type | House | Suburb | Albert Park |

| Period - From | 01/10/2022 | 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	107a Neville St MIDDLE PARK 3206	$1,620,000	10/09/2022
2	3 Draper St ALBERT PARK 3206	$1,590,000	12/11/2022
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: 20/02/2023 14:44

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Property Type: House (Res)

Agent Comments

Comparable Properties

107a Neville St MIDDLE PARK 3206 (REI/VG)

	2		2		-

Agent Comments

Price: $1,620,000
Method: Auction Sale
Date: 10/09/2022
Property Type: House (Res)
Land Size: 111 sqm approx

3 Draper St ALBERT PARK 3206 (REI/VG)

	2		2		-

Agent Comments

Price: $1,590,000
Method: Sold Before Auction
Date: 12/11/2022
Property Type: House (Res)
Land Size: 94 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.

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