

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 69 Hambleton Street, Albert Park Vic 3206

Indicative selling price

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

Single price \$3,550,000

Median sale price

Median price \$2,113,000

Property Type House

Suburb Albert Park

Period - From 01/01/2023

to 31/12/2023

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 | 264 Bridport St ALBERT PARK 3206 | \$3,530,000 | 09/09/2023 |
| 2 | 20 Barrett St ALBERT PARK 3206 | \$3,430,000 | 02/12/2023 |
| 3 | 20 Longmore St ST KILDA WEST 3182 | \$3,190,000 | 16/12/2023 |

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:

24/02/2024 15:36



Rooms: 5
Property Type: House
Land Size: 200 sqm approx
 Agent Comments

Indicative Selling Price
 \$3,550,000
Median House Price
 Year ending December 2023: \$2,113,000

Comparable Properties

264 Bridport St ALBERT PARK 3206 (VG)

Agent Comments



Price: \$3,530,000
Method: Sale
Date: 09/09/2023
Property Type: House - Attached House N.E.C.
Land Size: 163 sqm approx



20 Barrett St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$3,430,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)



20 Longmore St ST KILDA WEST 3182 (REI)

Agent Comments



Price: \$3,190,000
Method: Private Sale
Date: 16/12/2023
Property Type: House