## 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

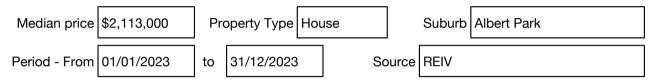
69 Hambleton Street, Albert Park Vic 3206

## Indicative selling price

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Single price \$3,550,000

#### Median sale price



## 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

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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) **6** 2

Agent Comments



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

Account - Marshall White | P: 03 9822 9999



propertydata

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