

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 23 Herbert St, Albert Park

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$2,113,000 Property type Suburb Albert Park

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

Address of comparable property	Price	Date of sale
39 Health St, Port Melbourne Vic 3207	\$1,200,000	15/02/2024
272 Ferrars St, South Melbourne Vic 3205	\$1,170,000	19/12/2023
231 York St, South Melbourne Vic 3205	\$1,150,000	27/10/2023

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: 4/03/2024