

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

23 Withers Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,900,000 & \$2,050,000

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	66 Richardson St ALBERT PARK 3206	\$2,100,000	12/08/2023
2	420 Park St SOUTH MELBOURNE 3205	\$2,470,000	21/10/2023
3	47 Barrett St ALBERT PARK 3206	\$2,000,000	02/11/2023

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:

11/12/2023 09:47



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  2
 

Property Type: House

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,050,000

Median House Price

September quarter 2023: \$2,275,000

Comparable Properties

66 Richardson St ALBERT PARK 3206 (REI)

Agent Comments

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Price: \$2,100,000

Method:

Date: 12/08/2023

Property Type: House

420 Park St SOUTH MELBOURNE 3205 (REI)

Agent Comments

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  2
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Price: \$2,470,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 186 sqm approx



47 Barrett St ALBERT PARK 3206 (REI)

Agent Comments

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Price: \$2,000,000

Method: Auction Sale

Date: 02/11/2023

Property Type: House (Res)

Land Size: 177 sqm approx

Account - Cayzer | P: 03 9699 5999