

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

22a Withers Street, Albert Park Vic 3206

Indicative selling price

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

Single price

\$1,795,000

Median sale price

Median price

\$2,710,000

Property Type

House

Suburb

Albert Park

Period - From

01/07/2022

to

30/09/2022

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	217 Station St PORT MELBOURNE 3207	\$1,835,000	09/09/2022
2	7 Merton Pl ALBERT PARK 3206	\$1,840,000	17/09/2022
3	8 Lyell St SOUTH MELBOURNE 3205	\$1,945,000	08/10/2022

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:

15/10/2022 16:03

22a Withers Street, Albert Park Vic 3206

Jon Kett

03 9646 4444

0415 853 564

jkett@chisholmgamon.com.au

Indicative Selling Price

\$1,795,000

Median House Price

September quarter 2022: \$2,710,000



3 2 0

Property Type: House

Agent Comments

Comparable Properties



217 Station St PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 -

Price: \$1,835,000

Method: Private Sale

Date: 09/09/2022

Property Type: House



7 Merton Pl ALBERT PARK 3206 (REI)

Agent Comments

2 1 1

Price: \$1,840,000

Method: Auction Sale

Date: 17/09/2022

Rooms: 4

Property Type: House (Res)

Land Size: 160 sqm approx



8 Lyell St SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 1 1

Price: \$1,945,000

Method: Auction Sale

Date: 08/10/2022

Property Type: House (Res)

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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