

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

33 Withers Street, Albert Park Vic 3206

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$2,420,000

Property Type

House

Suburb

Albert Park

Period - From

01/10/2019

to

31/12/2019

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	25 Nimmo St MIDDLE PARK 3206	\$1,620,000	19/10/2019
2	226 Richardson St MIDDLE PARK 3206	\$1,450,000	13/08/2019
3	34 Withers St ALBERT PARK 3206	\$1,326,000	07/12/2019

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:

04/02/2020 12:14

Michael Paproth

03 8578 0388

0488 300 800

michaelpaproth@theagency.com.au

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

December quarter 2019: \$2,420,000



2 1 0

Property Type: House (Res)

Land Size: 153 sqm approx

Agent Comments

Comparable Properties



25 Nimmo St MIDDLE PARK 3206 (REI)

Agent Comments

3 1 -

Price: \$1,620,000

Method: Auction Sale

Date: 19/10/2019

Property Type: House (Res)

226 Richardson St MIDDLE PARK 3206 (VG)

Agent Comments

3 - -

Price: \$1,450,000

Method: Sale

Date: 13/08/2019

Property Type: House (Res)

Land Size: 161 sqm approx



34 Withers St ALBERT PARK 3206 (REI)

Agent Comments

2 1 -

Price: \$1,326,000

Method: Auction Sale

Date: 07/12/2019

Property Type: House (Res)

Land Size: 120 sqm approx