

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

50 Barrett Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,950,000

House

X

Unit

Suburb Albert Park

Period - From 01/10/2017

to

31/12/2017

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	64 Raglan St SOUTH MELBOURNE 3205	\$1,200,000	09/12/2017
2	17 Little OGrady St ALBERT PARK 3206	\$1,135,000	12/12/2017
3	84 Station St PORT MELBOURNE 3207	\$1,100,000	09/12/2017

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.

50 Barrett Street, Albert Park Vic 3206

Jon Kett
03 9646 4444
0415 853 564
jkett@chisholmgamon.com.au



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Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 102 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
December quarter 2017: \$1,950,000

Comparable Properties



64 Raglan St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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Price: \$1,200,000
Method: Auction Sale
Date: 09/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 111 sqm approx



17 Little OGrady St ALBERT PARK 3206 (REI/VG)

Agent Comments

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Price: \$1,135,000
Method: Private Sale
Date: 12/12/2017
Rooms: 3
Property Type: House (Res)
Land Size: 101 sqm approx



84 Station St PORT MELBOURNE 3207 (REI)

Agent Comments

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Price: \$1,100,000
Method: Auction Sale
Date: 09/12/2017
Rooms: 3
Property Type: House (Res)
Land Size: 111 sqm approx