

# 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

35 Withers Street, Albert Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000

&

\$1,550,000

### 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	24 Merton St ALBERT PARK 3206	\$1,500,000	01/09/2022
2	20 Merton St ALBERT PARK 3206	\$1,450,000	31/08/2022
3	303 Park St SOUTH MELBOURNE 3205	\$1,450,000	04/06/2022

**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:

08/11/2022 17:25

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**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median House Price**

September quarter 2022: \$2,710,000



2 1 2

**Property Type:** House (Res)

**Land Size:** 123 sqm approx

Agent Comments

## Comparable Properties



**24 Merton St ALBERT PARK 3206 (REI)**

Agent Comments

2 1 -

**Price:** \$1,500,000

**Method:** Sold Before Auction

**Date:** 01/09/2022

**Property Type:** House (Res)



**20 Merton St ALBERT PARK 3206 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$1,450,000

**Method:** Sold Before Auction

**Date:** 31/08/2022

**Property Type:** House (Res)

**Land Size:** 119 sqm approx



**303 Park St SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$1,450,000

**Method:** Auction Sale

**Date:** 04/06/2022

**Property Type:** House (Res)

**Land Size:** 126 sqm approx