

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 21 Foote Street, Albert Park VIC 3206

Indicative selling price

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

Single price \$ or range between \$2,500,000 & \$2,700,000

Median sale price

Median price \$2,526,000 Property type House Suburb Albert Park

Period - From 01/04/2022 to 30/06/2022 Source REIV

Comparable property sales

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
9 Page Street, Albert Park VIC 3206	\$2,900,000	12/08/2022
156 Ross Street, Port Melbourne VIC 3207	\$2,810,000	04/08/2022
37 Dinsdale Street, Albert Park VIC 3206	\$2,730,000	30/04/2022

This Statement of Information was prepared on: 18/08/2022