

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

16 Hambleton Street, Albert Park Vic 3206

Indicative selling price

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

Range between

\$1,600,000

&

\$1,700,000

Median sale price

Median price

\$2,458,000

Property Type

House

Suburb

Albert Park

Period - From

01/10/2021

to

31/12/2021

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	100 Graham St ALBERT PARK 3206	\$1,600,000	24/02/2022
2	28 Page St ALBERT PARK 3206	\$1,660,000	31/03/2022
3	171 Neville St MIDDLE PARK 3206	\$1,700,000	11/12/2021

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:

13/04/2022 17:15

16 Hambleton Street, Albert Park Vic 3206



3 bedrooms 1 bathroom 1 car space

Property Type: House

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

December quarter 2021: \$2,458,000

Comparable Properties



100 Graham St ALBERT PARK 3206 (REI)

Agent Comments

2 bedrooms 1 bathroom 1 car space

Price: \$1,600,000

Method: Sold Before Auction

Date: 24/02/2022

Property Type: House (Res)

Land Size: 131 sqm approx



28 Page St ALBERT PARK 3206 (REI)

Agent Comments

2 bedrooms 1 bathroom - car space

Price: \$1,660,000

Method: Sold Before Auction

Date: 31/03/2022

Property Type: House (Res)



171 Neville St MIDDLE PARK 3206 (REI/VG)

Agent Comments

2 bedrooms 1 bathroom - car space

Price: \$1,700,000

Method: Auction Sale

Date: 11/12/2021

Property Type: House (Res)

Land Size: 154 sqm approx

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



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