

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 30 Barrett Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$3,900,000 & \$4,200,000

Median sale price

Median price \$2,243,000 Property Type House Suburb Albert Park

Period - From 01/04/2023 to 30/06/2023 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	20 Page St ALBERT PARK 3206	\$4,165,000	25/02/2023
2	22 Barrett St ALBERT PARK 3206	\$3,700,000	13/02/2023
3			

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.

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Indicative Selling Price

\$3,900,000 - \$4,200,000

Median House Price

June quarter 2023: \$2,243,000



3 - 0

Rooms: 4

Property Type: House

Land Size: 215.141 sqm approx

Agent Comments

Comparable Properties



20 Page St ALBERT PARK 3206 (REI)

Agent Comments

4 3 1

Price: \$4,165,000

Method: Auction Sale

Date: 25/02/2023

Property Type: House (Res)

Land Size: 265 sqm approx



22 Barrett St ALBERT PARK 3206 (REI)

Agent Comments

4 4 1

Price: \$3,700,000

Method: Private Sale

Date: 13/02/2023

Property Type: House (Res)

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.

Account - Marshall White | P: 03 9822 9999



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