# 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 Brooke Street, Albert Park Vic 3206

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betwee	\$2,000,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$1,995,000	Pro	operty Type	Hou	se		Suburb	Albert Park
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	23 Withers St ALBERT PARK 3206	\$2,450,000	16/12/2023
2	2 Canterbury Rd ALBERT PARK 3206	\$2,340,000	24/12/2023
3	47 Barrett St ALBERT PARK 3206	\$2,000,000	02/11/2023

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:

06/02/2024 12:46









Property Type: House Agent Comments

**Indicative Selling Price** \$2,000,000 - \$2,200,000 Median House Price December guarter 2023: \$1,995,000

# **Comparable Properties**





Price: \$2,450,000 Method: Auction Sale Property Type: House (Res) Agent Comments

Date: 16/12/2023

**1** 2

Agent Comments



**1**3 **ک** -Price: \$2,340,000

Method: Private Sale Date: 24/12/2023 Property Type: House

47 Barrett St ALBERT PARK 3206 (REI/VG)

**6** 1

2 Canterbury Rd ALBERT PARK 3206 (REI)

Agent Comments



Price: \$2,000,000 Method: Auction Sale Date: 02/11/2023 Property Type: House (Res) Land Size: 177 sqm approx

#### Account - Cayzer | P: 03 9699 5999



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