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	34 Brooke Street Albert Park VIC 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,250,000	&	$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$2,200,000	Property type	House	Suburb	Albert Park
Period-from	01 Feb 2021	to	31 Jan 2022	Source	Corelogic

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 6 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
4 Draper Street Albert Park VIC 3206	$1,345,000	05-Feb-22
13 Durham Street Albert Park VIC 3206	$1,350,000	06-Nov-21
152 Cobden Street South Melbourne VIC 3205	$1,320,000	17-Dec-21

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 6 months.~~

This Statement of Information was prepared on: 08 February 2022

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4 Draper Street Albert Park VIC 3206

2 1 -

Sold Price RS **$1,345,000** Sold Date **05-Feb-22**

Distance **0.49km**



13 Durham Street Albert Park VIC 3206

2 1 -

Sold Price **$1,350,000** Sold Date **06-Nov-21**

Distance **0.25km**



152 Cobden Street South Melbourne VIC 3205

2 1 -

Sold Price **$1,320,000** Sold Date **17-Dec-21**

Distance **1.03km**

RS = Recent sale **UN** = Undisclosed Sale

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