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	37 Reed Street, Albert Park, VIC 3206

Indicative selling price

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

Single price	$1,750,000	or range between		&

Median sale price

Median price	$2,325,000	Property type	House	Suburb	ALBERT PARK
Period - From	13/10/2021	to	13/10/2022	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	222 Richardson Street Middle Park Vic 3206	$1,715,000	2022-07-13
2	263 Danks Street Middle Park Vic 3206	$1,700,000	2022-09-17
3	71 Reed Street Albert Park Vic 3206	$1,700,000	2022-09-17

This Statement of Information was prepared on: 13/10/2022

CONSUMER AFFAIRS VICTORIA