

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

**Castran
Gilbert**

castrangilbert.com.au

Property offered for sale

Address

27 PHILIPSON STREET, ALBERT PARK VIC 3206

Indicative selling price

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

Range between:

\$1,690,000

&

\$1,850,000

Median sale price

Median price

\$1,781,250

Property type

House

Suburb

ALBERT PARK VIC 3206

Period - From

30/08/2020

to

30/08/2021

Source

www.realestate.com.au

Comparable property sales

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. 23 Herbert Place, Albert Park Vic 3206	\$1,807,500	01/05/2021
2. 48 Wright Street, Middle Park Vic 3206	\$1,750,000	23/07/2021
3. 357 Coventry Street, South Melbourne Vic 3205	\$1,740,000	17/04/2021

This Statement of Information was prepared on:

27/09/2021