## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/141 Albert Street, Port Melbourne Vic 3207

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,375,000		&		\$1,450,000					
Median sale price										
Median price	\$1,775,000	Pro	Property Type Ho		se		Suburb	Port Melbourne		
Period - From	01/01/2023	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 sixmonths 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	3 Spring St.E PORT MELBOURNE 3207	\$1,480,000	16/03/2024
2	53 Mccormack St PORT MELBOURNE 3207	\$1,375,000	25/03/2024
3	3/12 Barlow Street, Port Melbourne	\$1,470,000	04/04/2024

OR

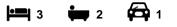
**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

04/04/2024 11:15



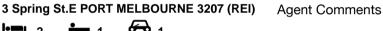




**Property Type:** House Agent Comments

Indicative Selling Price \$1,375,000 - \$1,450,000 Median House Price Year ending December 2023: \$1,775,000

# **Comparable Properties**



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Price: \$1,480,000 Method: Auction Sale Date: 16/03/2024 Property Type: Townhouse (Res)



53 Mccormack St PORT MELBOURNE 3207 (REI)



Price: \$1,375,000 Method: Private Sale Date: 25/03/2024 Property Type: House

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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Agent Comments