# 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

39 Albert Street, Port Melbourne Vic 3207

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,550,000		&		\$1,650,000				
Median sale price									
Median price	\$1,775,000	Pro	operty Type	Hou	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	170 Dow St PORT MELBOURNE 3207	\$1,650,000	19/01/2024
2	88 Station St PORT MELBOURNE 3207	\$1,550,000	29/02/2024
3			

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:

05/04/2024 15:43







**Property Type:** House (Res) Agent Comments Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price Year ending December 2023: \$1,775,000

# **Comparable Properties**



170 Dow St PORT MELBOURNE 3207 (REI)



Price: \$1,650,000 Method: Sold Before Auction Date: 19/01/2024 Property Type: House (Res)

88 Station St PORT MELBOURNE 3207 (REI)

Agent Comments

Agent Comments



Price: \$1,550,000 Method: Sold Before Auction Date: 29/02/2024 Property Type: House (Res)

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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