

# 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 **53 McCormack Street Port Melbourne 3207**

### Indicative selling price

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

Single price  or range between

### Median sale price

Median price  Property type  Suburb   
Period - From  to  Source

### 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 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 |
|--|-------------|--------------|
| 3 Spring Street East, Port Melbourne, Vic 3207 | \$1,480,000 | 16 Mar 2024  |
| 334 Ross Street, Port Melbourne, Vic 3207      | \$1,320,000 | 27 Jan 2024  |
| 32 Brooke Street, Albert Park, Vic 3206        | \$1,480,000 | 08 Feb 2024  |

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 six months.~~

This Statement of Information was prepared on: