

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

46 Station Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$1,695,000

Median sale price

Median price

\$1,935,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/10/2021

to

31/12/2021

Source

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 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	126 Farrell St PORT MELBOURNE 3207	\$1,715,000	16/10/2021
2	36 Albert St PORT MELBOURNE 3207	\$1,655,000	14/08/2021
3	41 Derham St PORT MELBOURNE 3207	\$1,650,000	18/12/2021

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:

25/02/2022 11:31



3
 1
 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,695,000

Median House Price

December quarter 2021: \$1,935,000

Comparable Properties



126 Farrell St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2
 1
 1

Price: \$1,715,000

Method: Auction Sale

Date: 16/10/2021

Property Type: House (Res)

Land Size: 198 sqm approx



36 Albert St PORT MELBOURNE 3207 (REI/VG) Agent Comments

2
 1
 -

Price: \$1,655,000

Method: Auction Sale

Date: 14/08/2021

Property Type: House (Res)

Land Size: 177 sqm approx



41 Derham St PORT MELBOURNE 3207 (REI) Agent Comments

3
 2
 1

Price: \$1,650,000

Method: Private Sale

Date: 18/12/2021

Property Type: House