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

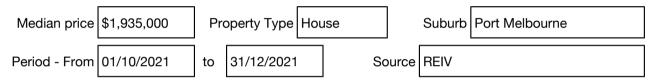
46 Station Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$1,695,000

Median sale price



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









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)



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

Agent Comments



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



Price: \$1,650,000 Method: Private Sale Date: 18/12/2021 Property Type: House

Account - Cayzer | P: 03 9699 5999

propertydata



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