

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

71 Alfred Street, Port Melbourne Vic 3207

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,139,000

Median sale price

Median price \$1,580,000

House

X

Unit

Suburb Port Melbourne

Period - From 01/10/2017

to

30/09/2018

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	300 Bank St SOUTH MELBOURNE 3205	\$1,201,000	25/08/2018
2	8 Clay St PORT MELBOURNE 3207	\$1,120,000	22/08/2018
3	31 Garton St PORT MELBOURNE 3207	\$1,080,000	22/09/2018

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.

71 Alfred Street, Port Melbourne Vic 3207

Jon Kett
03 9646 4444
0415 853 564
jkett@chisholmgamon.com.au



2 2 -

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,139,000
Median House Price
Year ending September 2018: \$1,580,000

Comparable Properties



300 Bank St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 1 -

Price: \$1,201,000
Method: Auction Sale
Date: 25/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 97 sqm approx



8 Clay St PORT MELBOURNE 3207 (REI)

Agent Comments

1 1 2

Price: \$1,120,000
Method: Private Sale
Date: 22/08/2018
Rooms: -
Property Type: House
Land Size: 177 sqm approx



31 Garton St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 -

Price: \$1,080,000
Method: Auction Sale
Date: 22/09/2018
Rooms: -
Property Type: House (Res)