

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 price

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

Range between \$1,200,000

&

\$1,270,000

Median sale price

Median price \$1,745,000

Property Type House

Suburb Port Melbourne

Period - From 01/10/2020

to 30/09/2021

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	2 Capistrano PI PORT MELBOURNE 3207	\$1,300,000	26/08/2021
2	60 Ross St PORT MELBOURNE 3207	\$1,275,000	18/09/2021
3	2/44 Cambridge St PORT MELBOURNE 3207	\$1,235,000	30/10/2021

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:

25/11/2021 15:26

71 Alfred Street, Port Melbourne Vic 3207



 2  2  0

Property Type: Townhouse
(Single)

Agent Comments

Jon Kett
03 9646 4444
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Indicative Selling Price
\$1,200,000 - \$1,270,000

Median House Price
Year ending September 2021: \$1,745,000

Comparable Properties



**2 Capistrano PI PORT MELBOURNE 3207
(REI/VG)**

Agent Comments

 2  2  1

Price: \$1,300,000
Method: Private Sale
Date: 26/08/2021
Property Type: House

60 Ross St PORT MELBOURNE 3207 (REI)

Agent Comments

 2  1  -

Price: \$1,275,000
Method: Auction Sale
Date: 18/09/2021
Property Type: House (Res)
Land Size: 128 sqm approx



**2/44 Cambridge St PORT MELBOURNE 3207
(REI)**

Agent Comments

 2  2  1

Price: \$1,235,000
Method: Auction Sale
Date: 30/10/2021
Property Type: Townhouse (Res)
Land Size: 153 sqm approx

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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