

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

5/141 ALBERT STREET PORT MELBOURNE VIC 3207

Indicative selling price

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

Single Price

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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 6 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

1/141 ALBERT STREET PORT MELBOURNE VIC 3207	\$1,425,000	23-Feb-22
8/141 ALBERT STREET PORT MELBOURNE VIC 3207	\$1,570,000	30-Sep-21

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 6 months.

This Statement of Information was prepared on: 23 March 2022

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1/141 ALBERT STREET PORT MELBOURNE VIC 3207

3
 2
 1

Sold Price ^{RS} **\$1,425,000** Sold Date **23-Feb-22**

Distance **0.04km**



8/141 ALBERT STREET PORT MELBOURNE VIC 3207

3
 2
 1

Sold Price **\$1,570,000** Sold Date **30-Sep-21**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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