

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

111 Albert Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$975,000

Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/04/2019

to

30/06/2019

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	204 Heath St PORT MELBOURNE 3207	\$965,000	26/06/2019
2	27 Alfred St PORT MELBOURNE 3207	\$960,000	01/06/2019
3	383 Princes St PORT MELBOURNE 3207	\$945,000	14/03/2019

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:

23/09/2019 15:01



Property Type: House (Res)

Land Size: 127 sqm approx

Agent Comments

Comparable Properties



204 Heath St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$965,000

Method: Private Sale

Date: 26/06/2019

Rooms: 3

Property Type: House

Land Size: 89 sqm approx



27 Alfred St PORT MELBOURNE 3207 (REI/VG) Agent Comments



Price: \$960,000

Method: Auction Sale

Date: 01/06/2019

Rooms: 3

Property Type: House (Res)

Land Size: 115 sqm approx



383 Princes St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$945,000

Method: Private Sale

Date: 14/03/2019

Property Type: House

Land Size: 113 sqm approx