

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**48 Albert Street,  
PORT MELBOURNE 3207**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,450,000 - \$1,550,000**

### Median sale price

Median **House** for **PORT MELBOURNE** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$1,255,000**

### Comparable property sales

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 the most comparable to the property for sale.

**46 Clark Street,**  
Port Melbourne 3207

**Price \$1,525,000** Sold 20  
March 2019

**201 Albert Street,**  
Port Melbourne 3207

**Price \$1,620,000** Sold 29  
June 2019

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

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

3 beds

2 baths

2 parking

#### Frank Gordon Estate Agents

232 Bay Street,  
Port Melbourne VIC 3207

#### Contact agents



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