

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

23 Evans Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$2,850,000 & \$2,920,000

Median sale price

Median price \$1,935,000 Property Type House Suburb Port Melbourne

Period - From 01/10/2021 to 31/12/2021 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	106 Stokes St PORT MELBOURNE 3207	\$2,965,000	26/03/2022
2	39 Moubay St ALBERT PARK 3206	\$2,895,000	12/02/2022
3			

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: 04/04/2022 12:21



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Property Type: House
Land Size: 252 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,850,000 - \$2,920,000
Median House Price
December quarter 2021: \$1,935,000

Comparable Properties



106 Stokes St PORT MELBOURNE 3207 (REI) [Agent Comments](#)

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Price: \$2,965,000
Method: Auction Sale
Date: 26/03/2022
Property Type: House (Res)
Land Size: 330 sqm approx



39 Moubray St ALBERT PARK 3206 (REI) [Agent Comments](#)

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Price: \$2,895,000
Method: Auction Sale
Date: 12/02/2022
Property Type: House (Res)

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.

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545