

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

55 McCormack Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,300,000

&

\$1,395,000

Median sale price

Median price \$1,707,500

Property Type House

Suburb Port Melbourne

Period - From 01/04/2020

to

31/03/2021

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 | 388 Ross St PORT MELBOURNE 3207 | \$1,312,500 | 26/03/2021 |
| 2 | 69 Alfred St PORT MELBOURNE 3207 | \$1,335,000 | 01/05/2021 |
| 3 | 194 Ingles St PORT MELBOURNE 3207 | \$1,445,000 | 17/04/2021 |

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:

05/05/2021 15:59

55 McCormack Street, Port Melbourne Vic 3207

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3 2 1

Property Type: Townhouse
(Single)

Land Size: 110 sqm approx

Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,395,000
Median House Price
Year ending March 2021: \$1,707,500

Comparable Properties



388 Ross St PORT MELBOURNE 3207 (REI)

Agent Comments

3 1 1

Price: \$1,312,500

Method: Sold Before Auction

Date: 26/03/2021

Property Type: House (Res)



69 Alfred St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 -

Price: \$1,335,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)



194 Ingles St PORT MELBOURNE 3207 (REI)

Agent Comments

4 3 2

Price: \$1,445,000

Method: Auction Sale

Date: 17/04/2021

Rooms: 5

Property Type: Townhouse (Res)

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