

# RT Edgar

## STATEMENT OF INFORMATION

16 April 2018

### Property offered for sale

137 Albert Street, Port Melbourne, VIC 3207

### Indicative selling price

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

\$1,200,000 & \$1,300,000

### Median sale price

Median price	\$1,670,000	House	X	Unit	Suburb	Port Melbourne
Period - From	01/10/2017	to	31/12/2017	Source	REIV	

### Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Albert Park estate agent and Simon Graf consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 214 Albert St, Port Melbourne	\$1,340,000	08/11/2017
2 98 Spring Street North, Port Melbourne	\$1,325,000	03/03/2018
3 463 Coventry Street, South Melbourne	\$1,256,000	02/12/2017