

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

27/97 Cruikshank Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$1,279,000

Median sale price

Median price

\$2,000,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/04/2022

to

30/06/2022

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	38 Alfred St PORT MELBOURNE 3207	\$1,284,000	05/03/2022
2	5/141 Albert St PORT MELBOURNE 3207	\$1,300,000	09/04/2022
3	17/201 Graham St PORT MELBOURNE 3207	\$1,400,000	28/04/2022

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:

25/07/2022 09:36

27/97 Cruikshank Street, Port Melbourne Vic 3207

Jon Kett
03 9646 4444
0415 853 564
jkett@chisholmgamon.com.au



2 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$1,279,000

Median House Price
June quarter 2022: \$2,000,000

Comparable Properties



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

2 2 1

Price: \$1,284,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)

Land Size: 121 sqm approx



5/141 Albert St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 1

Price: \$1,300,000

Method: Auction Sale

Date: 09/04/2022

Property Type: Townhouse (Single)



17/201 Graham St PORT MELBOURNE 3207 (REI)

Agent Comments

3 1 1

Price: \$1,400,000

Method: Sold Before Auction

Date: 28/04/2022

Property Type: Townhouse (Res)

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



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