

41 Derham Street, Port Melbourne Vic 3207

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3 2 1

Rooms:
Property Type: House

Agent Comments

The pinnacle of Port Melbourne living Be overcome by undeniable lifestyle appeal when you arrive at this stunning double-fronted period home. Stylishly modernised with a focus on privacy, storage, zoned living and natural light. Elegant entry hall with high ceilings sets the tone leading to two bedrooms with BIR and master suite including WIR and modern ensuite. Main bathroom tranquil greenery outlook. Internal entry to garage with laundry and storage. Astute home office through to private courtyard. Staircase reveals natural north-west light to open plan living/dining zone with polished floorboards and pitched roof. Superb bi-fold doors retract to reveal alfresco area free from any neighbours' view. Gourmet kitchen with stainless steel appliances, dishwasher, wine rack and further storage. Additional benefits include split-system heating/cooling & ceiling fans, instant hot water, underfloor heating, grey water tank, copious storage and lock up garage via rear lane.

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending March 2017: \$1,455,500

Comparable Properties



196 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments

3 1 -

Price: \$1,400,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 4

Property Type: House (Res)



280 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 -

Price: \$1,355,000

Method: Auction Sale

Date: 17/06/2017

Rooms: 4

Property Type: House (Res)

Land Size: 156 sqm approx



30 Clark St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 -

Price: \$1,318,000

Method: Auction Sale

Date: 13/05/2017

Rooms: 3

Property Type: House (Res)

Land Size: 164 sqm approx

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

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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

41 Derham 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

&

\$1,400,000

Median sale price

Median price \$1,455,500

House

X

Suburb

Port Melbourne

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
196 Nott St PORT MELBOURNE 3207	\$1,400,000	01/04/2017
280 Nott St PORT MELBOURNE 3207	\$1,355,000	17/06/2017
30 Clark St PORT MELBOURNE 3207	\$1,318,000	13/05/2017