

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

2/44 Cambridge Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$1,300,000 Property Type Townhouse Suburb Port Melbourne

Period - From 11/10/2020 to 10/10/2021 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	277 Esplanade East PORT MELBOURNE 3207	\$953,000	09/10/2021
2	23 Clifford St PORT MELBOURNE 3207	\$921,000	31/07/2021
3	12 Little Mountain St SOUTH MELBOURNE 3205	\$880,000	30/09/2021

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:

11/10/2021 14:01

2/44 Cambridge Street, Port Melbourne Vic 3207



2 2 1

Property Type: Townhouse
Land Size: 153 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median Townhouse Price
11/10/2020 - 10/10/2021: \$1,300,000

Comparable Properties



277 Esplanade East PORT MELBOURNE 3207 (REI) **Agent Comments**

1 1 -

Price: \$953,000
Method: Auction Sale
Date: 09/10/2021
Property Type: House (Res)



23 Clifford St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

3 1 1

Price: \$921,000
Method: Auction Sale
Date: 31/07/2021
Property Type: Townhouse (Res)
Land Size: 4000 sqm approx



12 Little Mountain St SOUTH MELBOURNE 3205 (REI) **Agent Comments**

1 1 -

Price: \$880,000
Method: Auction Sale
Date: 30/09/2021
Property Type: House (Res)

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



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