

## 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

7/169 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)

Range between \$492,000

&amp;

\$510,000

**Median sale price**

Median price \$667,500

House

Unit

X

Suburb

Port Melbourne

Period - From 01/07/2016

to

30/06/2017

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	5/109 Ross St PORT MELBOURNE 3207	\$559,000	22/07/2017
2	119/232-242 Rouse St PORT MELBOURNE 3207	\$515,000	05/06/2017
3	308/54 Nott St PORT MELBOURNE 3207	\$505,000	13/05/2017

**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.~~

7/169 Albert Street, Port Melbourne Vic 3207

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**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Land Size:** 62 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$492,000 - \$510,000

**Median Unit Price**

Year ending June 2017: \$667,500

## Comparable Properties



**5/109 Ross St PORT MELBOURNE 3207 (REI)** **Agent Comments**

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**Price:** \$559,000  
**Method:** Auction Sale  
**Date:** 22/07/2017  
**Rooms:** 3  
**Property Type:** Apartment



**119/232-242 Rouse St PORT MELBOURNE 3207 (VG)** **Agent Comments**

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**Price:** \$515,000  
**Method:** Sale  
**Date:** 05/06/2017  
**Rooms:** -  
**Property Type:** Subdivided Flat - Single OYO Flat



**308/54 Nott St PORT MELBOURNE 3207 (REI)** **Agent Comments**

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**Price:** \$505,000  
**Method:** Private Sale  
**Date:** 13/05/2017  
**Rooms:** 6  
**Property Type:** Apartment