## 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

22 Mccormack Street, Port Melbourne Vic 3207

#### Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,900,000		&		\$2,050,000			
Median sale p	rice							
Median price	\$1,602,000	Pro	operty Type	Hou	House		Suburb	Port Melbourne
Period - From	01/10/2023	to	30/09/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	79 Alfred St PORT MELBOURNE 3207	\$1,910,000	11/09/2024
2	224 Esplanade West PORT MELBOURNE 3207	\$2,000,000	22/06/2024
3			

OR

**B**<sup>\*</sup> 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:

24/10/2024 14:19







**Property Type:** House Agent Comments

Indicative Selling Price \$1,900,000 - \$2,050,000 Median House Price Year ending September 2024: \$1,602,000

Agent Comments

# **Comparable Properties**



79 Alfred St PORT MELBOURNE 3207 (REI)



Price: \$1,910,000 Method: Private Sale Date: 11/09/2024 Property Type: House



224 Esplanade West PORT MELBOURNE 3207 Agent Comments (REI/VG)



Price: \$2,000,000 Method: Auction Sale Date: 22/06/2024 Property Type: House (Res) Land Size: 231 sqm approx

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.

Account - Marshall White | P: 03 9822 9999

propertyd



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