

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,900,000 & \$2,050,000

### Median sale price

Median price \$1,602,000 Property Type House Suburb Port Melbourne

Period - From 01/10/2023 to 30/09/2024 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	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\* 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



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,050,000

Median House Price

Year ending September 2024: \$1,602,000

## Comparable Properties



79 Alfred St PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 2

Price: \$1,910,000

Method: Private Sale

Date: 11/09/2024

Property Type: House



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

3 2 1

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