

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

15 Albert Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,430,000 & \$1,500,000

Median sale price

Median price \$1,655,000 Property Type House Suburb Port Melbourne

Period - From 01/01/2022 to 31/12/2022 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	172 Albert St PORT MELBOURNE 3207	\$1,490,000	03/12/2022
2	176 Clark St PORT MELBOURNE 3207	\$1,520,000	10/12/2022
3	64 Derham St PORT MELBOURNE 3207	\$1,630,000	11/12/2022

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:

06/03/2023 12:59

15 Albert Street, Port Melbourne Vic 3207

Jon Kett
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 2  2  1

Property Type: House (Res)
Land Size: 152 sqm approx
Agent Comments

Indicative Selling Price
\$1,430,000 - \$1,500,000
Median House Price
Year ending December 2022: \$1,655,000

Comparable Properties



172 Albert St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 3  2  -

Price: \$1,490,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)
Land Size: 110 sqm approx



176 Clark St PORT MELBOURNE 3207 (REI)

Agent Comments

 2  1  1

Price: \$1,520,000
Method: Private Sale
Date: 10/12/2022
Property Type: House
Land Size: 186 sqm approx



64 Derham St PORT MELBOURNE 3207 (REI)

Agent Comments

 3  1  1

Price: \$1,630,000
Method: Sold After Auction
Date: 11/12/2022
Property Type: House - Terrace

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



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