

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

3/141 Albert Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,450,000 & \$1,500,000

Median sale price

Median price \$1,550,000 Property Type House Suburb Port Melbourne

Period - From 01/01/2024 to 31/03/2024 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	3 Spring St.E PORT MELBOURNE 3207	\$1,480,000	16/03/2024
2	3/12 Barlow St PORT MELBOURNE 3207	\$1,470,000	25/03/2024
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:

27/04/2024 13:39



 3  2  1

Property Type: House

[Agent Comments](#)

Indicative Selling Price

\$1,450,000 - \$1,500,000

Median House Price

March quarter 2024: \$1,550,000

Comparable Properties

3 Spring St.E PORT MELBOURNE 3207 (REI) [Agent Comments](#)

 2  1  1

Price: \$1,480,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Townhouse (Res)



3/12 Barlow St PORT MELBOURNE 3207 (REI) [Agent Comments](#)

 3  1  1

Price: \$1,470,000

Method: Private Sale

Date: 25/03/2024

Property Type: House

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



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