Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/141 Albert Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,450,000		&		\$1,500,000				
Median sale price									
Median price	\$1,550,000	Pro	operty Type	Hou	se		Suburb	Port Melbourne	
Period - From	01/01/2024	to	31/03/2024		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	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

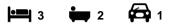
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

27/04/2024 13:39







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



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



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

propertydata



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