## 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

45 Stokes Street, Port Melbourne Vic 3207

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,900,000		&		\$2,090,0	00		
Median sale price								
Median price	\$1,550,000	Pro	operty Type	Hou	se		Suburb	Port Melbourne
Period - From	29/01/2024	to	28/01/2025		So	urce	Property	/ Data

### 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.

Ade	dress of comparable property	Price	Date of sale
1	5/3 Faussett St ALBERT PARK 3206	\$2,000,000	21/11/2024
2	29 Moubray St ALBERT PARK 3206	\$2,000,000	16/11/2024
3	13 Foote St ALBERT PARK 3206	\$1,945,000	31/10/2024

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.

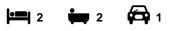
This Statement of Information was prepared on:

29/01/2025 14:45









**Property Type:** Townhouse (Res) Agent Comments Indicative Selling Price \$1,900,000 - \$2,090,000 Median House Price 29/01/2024 - 28/01/2025: \$1,550,000

# **Comparable Properties**

5/3 Faussett St ALBERT PARK 3206 (REI) 2 2 2 2 2 Price: \$2,000,000 Method: Private Sale Date: 21/11/2024 Property Type: Unit	Agent Comments
29 Moubray St ALBERT PARK 3206 (REI) 1 1 1 1 - Price: \$2,000,000 Method: Auction Sale Date: 16/11/2024 Property Type: House (Res)	Agent Comments
13 Foote St ALBERT PARK 3206 (REI/VG)	Agent Comments



Price: \$1,945,000 Method: Private Sale Date: 31/10/2024 Property Type: House Land Size: 180 sqm approx

#### Account - Cayzer | P: 03 9699 5999



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