## 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

191 Albert Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,750,000		&		\$1,850,000				
Median sale p	rice								
Median price	\$1,915,000	Pro	operty Type	Hou	se		Suburb	Port Melbourne	
Period - From	01/04/2023	to	30/06/2023		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 six months 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	58 Clark St PORT MELBOURNE 3207	\$1,915,000	17/06/2023
2	220 Nott St PORT MELBOURNE 3207	\$1,825,000	09/09/2023
3	192 Liardet St PORT MELBOURNE 3207	\$1,780,000	30/03/2023

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:

27/09/2023 14:43



191 Albert Street, Port Melbourne Vic 3207

#### 🗂 MARSHALLWHITE





Property Type: Land Size: 147 sqm approx Agent Comments Justin Holod 9832 1160 0411 669 161 justin.holod@marshallwhite.com.au

> Indicative Selling Price \$1,750,000 - \$1,850,000 Median House Price June quarter 2023: \$1,915,000

# **Comparable Properties**



58 Clark St PORT MELBOURNE 3207 (REI)

220 Nott St PORT MELBOURNE 3207 (REI)



Price: \$1,915,000 Method: Auction Sale Date: 17/06/2023 Property Type: House

Agent Comments

Agent Comments



**Price:** \$1,825,000 **Method:** Auction Sale

Date: 09/09/2023 Property Type: House (Res)





Price: \$1,780,000

Method: Sold Before Auction Date: 30/03/2023 Property Type: House (Res)

#### Account - Marshall White | P: 03 9822 9999



propertydata

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