

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,750,000 & \$1,850,000

### Median sale price

Median price \$1,915,000 Property Type House Suburb Port Melbourne

Period - From 01/04/2023 to 30/06/2023 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 | 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

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**Indicative Selling Price**

\$1,750,000 - \$1,850,000

**Median House Price**

June quarter 2023: \$1,915,000



**Property Type:**

**Land Size:** 147 sqm approx

**Agent Comments**

## Comparable Properties



**58 Clark St PORT MELBOURNE 3207 (REI)**

**Agent Comments**



**Price:** \$1,915,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** House



**220 Nott St PORT MELBOURNE 3207 (REI)**

**Agent Comments**



**Price:** \$1,825,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** House (Res)



**192 Liardet St PORT MELBOURNE 3207 (REI)**

**Agent Comments**



**Price:** \$1,780,000

**Method:** Sold Before Auction

**Date:** 30/03/2023

**Property Type:** House (Res)

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