## 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

111 Albert Street, Port Melbourne Vic 3207

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |               |     |             |     |             |      |        |                |  |
|--|---------------|-----|-------------|-----|-------------|------|--------|----------------|--|
| Range betwee   | ו \$1,080,000 |     | &           |     | \$1,180,000 |      |        |                |  |
| Median sale price  |               |     |             |     |             |      |        |                |  |
| Median price   | \$1,600,000   | Pro | operty Type | Hou | se          |      | Suburb | Port Melbourne |  |
| Period - From  | 01/04/2024    | to  | 31/03/2025  |     | 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  | 471 Bay St PORT MELBOURNE 3207   | \$1,254,000 | 11/03/2025   |
| 2  | 43 Bridge St PORT MELBOURNE 3207 | \$1,100,000 | 06/12/2024   |
| 3  |                                  |             |              |

OR

**B**<sup>\*</sup> 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:

01/05/2025 11:20







**Property Type:** House Land Size: 147 sqm approx Agent Comments Indicative Selling Price \$1,080,000 - \$1,180,000 Median House Price Year ending March 2025: \$1,600,000

# **Comparable Properties**

| 471 Bay St PORT MELBOURNE 3207 (REI)<br>2 1 2 -<br>Price: \$1,254,000<br>Method: Sold Before Auction<br>Date: 11/03/2025<br>Property Type: House (Res) | Agent Comments |
|--|----------------|
| 43 Bridge St PORT MELBOURNE 3207 (REI)<br>2 1 2 -<br>Price: \$1,100,000<br>Method: Private Sale<br>Date: 06/12/2024<br>Property Type: House            | Agent Comments |

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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