

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 6 Cambridge Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,780,000 Property Type House Suburb Port Melbourne

Period - From 01/01/2023 to 31/03/2023 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	42 Cambridge St PORT MELBOURNE 3207	\$1,428,500	06/05/2023
2	5 Allen PI PORT MELBOURNE 3207	\$1,410,000	03/12/2022
3	13 Capistrano PI PORT MELBOURNE 3207	\$1,350,000	03/12/2022

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: 02/06/2023 11:09

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Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
March quarter 2023: \$1,780,000



Property Type:
Agent Comments

Comparable Properties



42 Cambridge St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,428,500
Method: Auction Sale
Date: 06/05/2023
Property Type: Townhouse (Res)



5 Allen PI PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,410,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)

13 Capistrano PI PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,350,000
Method: Auction Sale
Date: 03/12/2022
Property Type: Townhouse (Res)

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