

# 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

4/146 Mills Street, Albert Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$725,000

### Median sale price

Median price

\$1,500,000

Property Type

Unit

Suburb

Albert Park

Period - From

01/10/2023

to

30/09/2024

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	39/1 Graham St PORT MELBOURNE 3207	\$780,000	03/09/2024
2	306/1 Danks St PORT MELBOURNE 3207	\$725,000	24/08/2024
3	19/15 Liardet St PORT MELBOURNE 3207	\$750,000	22/08/2024

**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:

11/11/2024 16:26



 2  
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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$725,000

**Median Unit Price**

Year ending September 2024: \$1,500,000

## Comparable Properties



**39/1 Graham St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

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**Price:** \$780,000

**Method:** Sold Before Auction

**Date:** 03/09/2024

**Property Type:** Apartment

**306/1 Danks St PORT MELBOURNE 3207 (VG)**

Agent Comments

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**Price:** \$725,000

**Method:** Sale

**Date:** 24/08/2024

**Property Type:** Subdivided Flat - Single OYO Flat



**19/15 Liardet St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

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  1

**Price:** \$750,000

**Method:** Sold Before Auction

**Date:** 22/08/2024

**Property Type:** Unit

Account - Marshall White | P: 03 9822 9999



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