

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

38 Albert 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 \$1,850,000

Property Type House

Suburb Port Melbourne

Period - From 01/10/2023

to

31/12/2023

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	97 Pickles St PORT MELBOURNE 3207	\$1,455,000	21/10/2023
2	192 Heath St PORT MELBOURNE 3207	\$1,380,000	21/10/2023
3	334 Ross St PORT MELBOURNE 3207	\$1,320,000	23/01/2024

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:

08/02/2024 16:34

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

December quarter 2023: \$1,850,000



2 1 1

Rooms: 4

Property Type: House (Res)

Land Size: 156 sqm approx

Agent Comments

Comparable Properties

97 Pickles St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 1

Price: \$1,455,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 295 sqm approx



192 Heath St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 -

Price: \$1,380,000

Method: Private Sale

Date: 21/10/2023

Property Type: House



334 Ross St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 1

Price: \$1,320,000

Method: Private Sale

Date: 23/01/2024

Property Type: House

Land Size: 122 sqm approx

Account - Marshall White | P: 03 9822 9999