

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

6/343 Williamstown Road, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$1,430,000

Median sale price

Median price \$1,620,000

Property Type House

Suburb Port Melbourne

Period - From 01/07/2023

to 30/06/2024

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	95 Albert St PORT MELBOURNE 3207	\$1,500,000	01/06/2024
2	3/141 Albert St PORT MELBOURNE 3207	\$1,485,000	08/05/2024
3	24/97 Cruikshank St PORT MELBOURNE 3207	\$1,430,000	14/04/2024

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:

13/07/2024 14:47



Property Type:
Agent Comments

Indicative Selling Price
\$1,430,000
Median House Price
Year ending June 2024: \$1,620,000

Comparable Properties



95 Albert St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$1,500,000
Method: Private Sale
Date: 01/06/2024
Property Type: House



3/141 Albert St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,485,000
Method: Private Sale
Date: 08/05/2024
Property Type: House



24/97 Cruikshank St PORT MELBOURNE 3207 (VG)

Agent Comments



Price: \$1,430,000
Method: Sale
Date: 14/04/2024
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

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