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

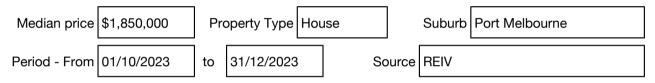
38 Albert Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$1,450,000

Median sale price



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.

Ado	dress 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	27/01/2024

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:

02/03/2024 11:39







Property Type: House Agent Comments

Indicative Selling Price \$1,450,000 Median House Price December quarter 2023: \$1,850,000

Comparable Properties

97 Pickles St PORT MELBOURNE 3207 (REI/VG) 2 1 1 1 1 Price: \$1,455,000 Method: Auction Sale Date: 21/10/2023 Property Type: House (Res) Land Size: 295 sqm approx	Agent Comments
192 Heath St PORT MELBOURNE 3207 (REI/VG) Image: 1 Ima	Agent Comments
334 Ross St PORT MELBOURNE 3207 (REI) Image: 2 Image: 1 Price: \$1,320,000 Method: Sold Before Auction Date: 27/01/2024 Property Type: House (Res) Land Size: 122 sqm approx	Agent Comments

Account - Marshall White | P: 03 9822 9999



propertydata

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