

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

192 Albert Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,580,000 Property Type House Suburb Port Melbourne

Period - From 01/10/2022 to 31/12/2022 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 | 108 Evans St PORT MELBOURNE 3207 | \$1,350,000 | 16/10/2022 |
| 2 | 206 Stokes St PORT MELBOURNE 3207 | \$1,295,000 | 08/10/2022 |
| 3 | 327 Princes St PORT MELBOURNE 3207 | \$1,250,000 | 20/11/2022 |

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:

07/02/2023 14:43



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

December quarter 2022: \$1,580,000

Comparable Properties



108 Evans St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

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  1

Price: \$1,350,000

Method: Private Sale

Date: 16/10/2022

Property Type: House

Land Size: 233 sqm approx



206 Stokes St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

 3
  1
  -

Price: \$1,295,000

Method: Private Sale

Date: 08/10/2022

Property Type: House

Land Size: 132 sqm approx



327 Princes St PORT MELBOURNE 3207 (VG)

Agent Comments

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Price: \$1,250,000

Method: Sale

Date: 20/11/2022

Property Type: House (Res)

Land Size: 131 sqm approx

Account - Cayzer | P: 03 9699 5999



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