

# 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 30 Cambridge Street, Port Melbourne Vic 3207

### Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,900,000 Property Type House Suburb Port Melbourne

Period - From 01/01/2021 to 31/03/2021 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	206 Albert St PORT MELBOURNE 3207	\$1,150,000	19/05/2021
2	122 Ingles St PORT MELBOURNE 3207	\$1,065,000	01/05/2021
3	192 Clark St PORT MELBOURNE 3207	\$1,125,000	20/03/2021

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: 26/05/2021 10:10



2 1 1

**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
March quarter 2021: \$1,900,000

## Comparable Properties



**206 Albert St PORT MELBOURNE 3207 (REI)** **Agent Comments**

2 1 -

**Price:** \$1,150,000  
**Method:** Sold Before Auction  
**Date:** 19/05/2021  
**Property Type:** House (Res)



**122 Ingles St PORT MELBOURNE 3207 (REI)** **Agent Comments**

2 1 -

**Price:** \$1,065,000  
**Method:** Auction Sale  
**Date:** 01/05/2021  
**Property Type:** House (Res)  
**Land Size:** 125 sqm approx



**192 Clark St PORT MELBOURNE 3207 (REI)** **Agent Comments**

3 1 1

**Price:** \$1,125,000  
**Method:** Auction Sale  
**Date:** 20/03/2021  
**Property Type:** House (Res)  
**Land Size:** 138 sqm approx