## 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	30 Cambridge Street, Port Melbourne Vic 3207
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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### Median sale price

Median price	\$1,900,000	Pro	perty Type	House		Suburb	Port Melbourne
Period - From	01/01/2021	to	31/03/2021	So	ource	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

Add	dress 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 comparableproperties 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





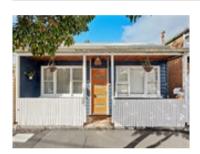




Property Type: House Agent Comments

**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)

**-**2

Price: \$1,150,000

Method: Sold Before Auction

Date: 19/05/2021

Property Type: House (Res)



122 Ingles St PORT MELBOURNE 3207 (REI)

**--** 2

Date: 01/05/2021

Price: \$1,065,000 Method: Auction Sale

Property Type: House (Res) Land Size: 125 sqm approx



192 Clark St PORT MELBOURNE 3207 (REI)

**=**3

Price: \$1,125,000 Method: Auction Sale Date: 20/03/2021

Property Type: House (Res) Land Size: 138 sqm approx

**Agent Comments** 

Agent Comments

Agent Comments

Account - Cayzer | P: 03 9699 5999



