

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

Range between \$940,000 & \$1,020,000

Median sale price

Median price \$1,670,000 Property Type House Suburb Port Melbourne

Period - From 01/10/2019 to 31/12/2019 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	15 Albert St PORT MELBOURNE 3207	\$1,407,570	13/03/2020
2	43 Bridge St PORT MELBOURNE 3207	\$1,020,000	20/12/2019
3	70 Clark St PORT MELBOURNE 3207	\$995,000	23/11/2019

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: 02/04/2020 11:20



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Property Type: House
Agent Comments

Indicative Selling Price
\$940,000 - \$1,020,000
Median House Price
December quarter 2019: \$1,670,000

Comparable Properties



15 Albert St PORT MELBOURNE 3207 (REI) Agent Comments

2 2 1

Price: \$1,407,570
Method: Sold Before Auction
Date: 13/03/2020
Property Type: House (Res)



43 Bridge St PORT MELBOURNE 3207 (REI/VG) Agent Comments

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Price: \$1,020,000
Method: Private Sale
Date: 20/12/2019
Rooms: 3
Property Type: House (Res)
Land Size: 95 sqm approx



70 Clark St PORT MELBOURNE 3207 (REI/VG) Agent Comments

3 1 -

Price: \$995,000
Method: Auction Sale
Date: 23/11/2019
Property Type: House (Res)
Land Size: 146 sqm approx