

# 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

197 Albert 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 \$1,700,000 & \$1,800,000

### Median sale price

Median price \$1,720,000 Property Type House Suburb Port Melbourne

Period - From 01/10/2020 to 31/12/2020 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	55 Albert St PORT MELBOURNE 3207	\$1,850,000	23/11/2020
2	222 Ross St PORT MELBOURNE 3207	\$1,850,000	28/10/2020
3			

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:

14/04/2021 13:29



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

December quarter 2020: \$1,720,000

## Comparable Properties



55 Albert St PORT MELBOURNE 3207 (REI/VG) Agent Comments

4 2 -

Price: \$1,850,000

Method: Sold After Auction

Date: 23/11/2020

Property Type: House (Res)

Land Size: 201 sqm approx



222 Ross St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 -

Price: \$1,850,000

Method: Sold Before Auction

Date: 28/10/2020

Property Type: House (Res)

Land Size: 148 sqm approx

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.