

# 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

76 Heath 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)

Single price

\$1,090,000

### Median sale price

Median price

\$1,880,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/01/2022

to

31/03/2022

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	216 Albert St PORT MELBOURNE 3207	\$1,138,888	04/02/2022
2	120 Tope St SOUTH MELBOURNE 3205	\$1,110,000	03/05/2022
3	342 Ross St PORT MELBOURNE 3207	\$1,060,000	26/03/2022

**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:

09/05/2022 10:26



 2
  1
 

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,090,000

**Median House Price**

March quarter 2022: \$1,880,000

## Comparable Properties



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

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  1
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**Price:** \$1,138,888

**Method:** Private Sale

**Date:** 04/02/2022

**Property Type:** House



**120 Tope St SOUTH MELBOURNE 3205 (REI)** Agent Comments

 2
  1
  1

**Price:** \$1,110,000

**Method:** Private Sale

**Date:** 03/05/2022

**Property Type:** House



**342 Ross St PORT MELBOURNE 3207 (REI)** Agent Comments

 2
  1
  1

**Price:** \$1,060,000

**Method:** Auction Sale

**Date:** 26/03/2022

**Property Type:** House (Res)

**Land Size:** 94 sqm approx

Account - Cayzer | P: 03 9646 0812



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