

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 42 Gellibrand Road, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,653,000 Property Type House Suburb Port Melbourne

Period - From 01/07/2021 to 30/09/2021 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	340 Williamstown Rd PORT MELBOURNE 3207	\$1,700,000	30/10/2021
2			
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: 26/11/2021 09:32

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Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

September quarter 2021: \$1,653,000



Property Type:

Agent Comments

Comparable Properties



**340 Williamstown Rd PORT MELBOURNE
3207 (REI)**

Agent Comments



Price: \$1,700,000

Method: Auction Sale

Date: 30/10/2021

Property Type: House (Res)

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.

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