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	4 Gatehouse Lane Albert Park VIC 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,600,000	&	$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$2,080,000	Property type	House	Suburb	Albert Park
Period-from	01 Oct 2020	to	30 Sep 2021	Source	Corelogic

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 6 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
69 McCormack Street Port Melbourne VIC 3207	$1,620,000	16-Oct-21
7 Church Street South Melbourne VIC 3205	$1,975,000	05-Jul-21

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 6 months.

This Statement of Information was prepared on: 26 October 2021

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69 McCormack Street Port Melbourne VIC 3207

3 2 2

Sold Price RS **$1,620,000** UN

Sold Date **16-Oct-21**

Distance **0.95km**



7 Church Street South Melbourne VIC 3205

3 2 1

Sold Price **$1,975,000**

Sold Date **05-Jul-21**

Distance **1.33km**

RS = Recent sale **UN** = Undisclosed Sale

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