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	1/44 Mills Street 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	$795,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$970,000	Property type	Unit	Suburb	Albert Park
Period-from	01 Mar 2021	to	28 Feb 2022	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
207/38 Nott Street Port Melbourne VIC 3207	$725,000	11-Aug-21
425/70 Nott Street Port Melbourne VIC 3207	$750,000	31-Oct-21
611/101 Bay Street Port Melbourne VIC 3207	$830,000	11-Jan-22

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: 03 March 2022

CONSUMER AFFAIRS VICTORIA

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207/38 Nott Street Port Melbourne VIC 3207

2 2 2

Sold Price **$725,000** Sold Date **11-Aug-21**

Distance **1.87km**



425/70 Nott Street Port Melbourne VIC 3207

2 2 2

Sold Price **$750,000** Sold Date **31-Oct-21**

Distance **1.77km**



611/101 Bay Street Port Melbourne VIC 3207

2 2 2

Sold Price RS **$830,000** UN Sold Date **11-Jan-22**

Distance **1.77km**

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

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