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

12 Derham Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	underquot/	ting		
Range betweer	\$900,000		&		\$950,000)		
Median sale p	rice							
Median price	\$1,690,000	Pro	operty Type	Hou	se		Suburb	Port Melbourne
Period - From	01/04/2022	to	31/03/2023	;	So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	204 Albert St PORT MELBOURNE 3207	\$1,060,000	06/12/2022
2	173 Ross St PORT MELBOURNE 3207	\$975,000	25/03/2023
3	186 Ross St PORT MELBOURNE 3207	\$990,000	17/12/2022

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:

19/04/2023 15:51







Rooms: 3 Property Type: House Land Size: Agent Comments Indicative Selling Price \$900,000 - \$950,000 Median House Price Year ending March 2023: \$1,690,000

Comparable Properties

204 Albert St PORT MELBOURNE 3207 (REI) 🛏 - 🙀 - 🏠 -	Agent Comments		
Price: \$1,060,000 Method: Date: 06/12/2022 Property Type: House			
173 Ross St PORT MELBOURNE 3207 (REI) 📺 - 🙀 - 🏠 -	Agent Comments		
Price: \$975,000 Method: Date: 25/03/2023 Property Type: House	_		
186 Ross St PORT MELBOURNE 3207 (REI) 	Agent Comments		
Price: \$990,000 Method: Date: 17/12/2022 Property Type: House			

Account - Marshall White | P: 03 9822 9999

propertydata



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