

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 6 Swallow Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$1,750,000

Median sale price

Median price \$1,915,000 Property Type House Suburb Port Melbourne

Period - From 01/04/2023 to 30/06/2023 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	21 Mariposa PI PORT MELBOURNE 3207	\$1,775,000	17/05/2023
2	13 Mariposa PI PORT MELBOURNE 3207	\$1,880,000	23/03/2023
3	75 The Crescent PORT MELBOURNE 3207	\$1,860,000	18/03/2023

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: 05/08/2023 14:57



 3
  2
  2

Property Type: House
Land Size: 227 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,750,000
Median House Price
 June quarter 2023: \$1,915,000

Comparable Properties

21 Mariposa PI PORT MELBOURNE 3207 (REI) Agent Comments

 3
  2
  2

Double storey

Price: \$1,775,000
Method:
Date: 17/05/2023
Property Type: House



13 Mariposa PI PORT MELBOURNE 3207 (REI/VG) Agent Comments

 3
  2
  2

Double storey

Price: \$1,880,000
Method: Sold Before Auction
Date: 23/03/2023
Property Type: House (Res)
Land Size: 193 sqm approx

75 The Crescent PORT MELBOURNE 3207 (REI/VG) Agent Comments

 3
  2
  2

Double storey

Price: \$1,860,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 204 sqm approx

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393