### 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

14/3 Seisman Place, Port Melbourne Vic 3207

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,350,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$768,500	Pro	operty Type	Unit			Suburb	Port Melbourne
Period - From	01/04/2023	to	31/03/2024		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.

Add	dress of comparable property	Price	Date of sale
1	601/20 Queens Rd MELBOURNE 3004	\$1,430,000	07/05/2024
2	24/97 Cruikshank St PORT MELBOURNE 3207	\$1,430,000	14/04/2024
3	206/21 Thistlethwaite St SOUTH MELBOURNE 3205	\$1,375,000	03/05/2024

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:

12/06/2024 15:26



# buxton





**Property Type:** Divorce/Estate/Family Transfers Agent Comments Indicative Selling Price \$1,350,000 - \$1,450,000 Median Unit Price Year ending March 2024: \$768,500

## **Comparable Properties**



Agent Comments



Price: \$1,430,000 Method: Sale Date: 07/05/2024 Property Type: Subdivided Flat - Single OYO Flat



24/97 Cruikshank St PORT MELBOURNE 3207 Agent Comments (VG)



Price: \$1,430,000 Method: Sale Date: 14/04/2024 Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



206/21 Thistlethwaite St SOUTH MELBOURNE Agent Comments 3205 (REI)



Price: \$1,375,000 Method: Private Sale Date: 03/05/2024 Property Type: Apartment

#### Account - Buxton (Port Phillip) Pty Ltd | P: 03 9536 7222



propertydata

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