## 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

282 Ross Street, Port Melbourne Vic 3207

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |             |     |                    |  |             |      |        |                |  |
|--|-------------|-----|--------------------|--|-------------|------|--------|----------------|--|
| Range betweer  | \$1,550,000 |     | &                  |  | \$1,650,000 |      |        |                |  |
| Median sale p  | rice        |     |                    |  |             |      |        |                |  |
| Median price   | \$1,465,000 | Pro | Property Type Hous |  | se          |      | Suburb | Port Melbourne |  |
| Period - From  | 01/07/2024  | to  | 30/09/2024         |  | 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.

| Ad | dress of comparable property       | Price       | Date of sale |
|----|------------------------------------|-------------|--------------|
| 1  | 8 Coote St SOUTH MELBOURNE 3205    | \$1,630,000 | 28/10/2024   |
| 2  | 246 Moray St SOUTH MELBOURNE 3205  | \$1,550,000 | 23/09/2024   |
| 3  | 44 Spring St.E PORT MELBOURNE 3207 | \$1,630,000 | 21/09/2024   |

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:

19/11/2024 09:39





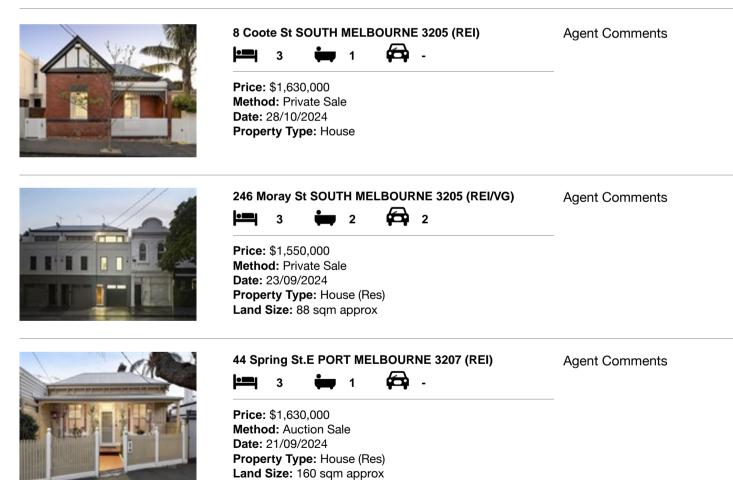




**Property Type:** House Agent Comments

Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price September quarter 2024: \$1,465,000

# **Comparable Properties**



#### Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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