

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

25 Poolman Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Port Melbourne

Period - From 01/04/2023 to 31/03/2024 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 | 38 The Crescent PORT MELBOURNE 3207 | \$3,300,000 | 30/11/2023 |
| 2 | | | |
| 3 | | | |

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: 30/04/2024 09:08

Cheyne Fox

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Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

Year ending March 2024: \$1,650,000



 4  3  2

Property Type: House (Res)

Agent Comments

Comparable Properties



38 The Crescent PORT MELBOURNE 3207
(REI/VG)

Agent Comments

 5  3  2

Price: \$3,300,000

Method: Auction Sale

Date: 30/11/2023

Property Type: House (Res)

Land Size: 462 sqm approx

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.