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

71 Heath Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,750,000		&		\$1,900,000			
Median sale p	rice							
Median price	\$1,915,000	Pro	operty Type	Hou	se		Suburb	Port Melbourne
Period - From	01/04/2023	to	30/06/2023		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	58 Clark St PORT MELBOURNE 3207	\$1,915,000	17/06/2023
2	7 Bridge St PORT MELBOURNE 3207	\$2,020,000	21/06/2023
3	16 Lalor St PORT MELBOURNE 3207	\$1,800,000	14/07/2023

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.

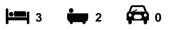
This Statement of Information was prepared on:

29/08/2023 12:54









Property Type: House (Res) Agent Comments

Indicative Selling Price \$1,750,000 - \$1,900,000 **Median House Price** June quarter 2023: \$1,915.000

Comparable Properties



Agent Comments



Price: \$1,915,000 Method: Date: 17/06/2023 Property Type: House



7 Bridge St PORT MELBOURNE 3207 (REI/VG) Agent Comments



Price: \$2,020,000 Method: Private Sale Date: 21/06/2023 Property Type: House Land Size: 144 sqm approx



Agent Comments



Price: \$1,800,000 Method: Private Sale Date: 14/07/2023

Property Type: House

2

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Account - Cayzer | P: 03 9699 5999



propertydata

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