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

9 Legon Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,800,000		&		\$1,900,000				
Median sale price									
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.

Ade	dress of comparable property	Price	Date of sale
1	265 Graham St PORT MELBOURNE 3207	\$1,921,000	01/06/2023
2	175 Princes St PORT MELBOURNE 3207	\$1,850,000	24/06/2023
3	81 Bridge St PORT MELBOURNE 3207	\$1,845,000	03/06/2023

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:

28/09/2023 14:02



9 Legon Street, Port Melbourne Vic 3207

🗂 MARSHALLWHITE





Rooms: 1 Property Type: Agent Comments Justin Holod 9832 1160 0411 669 161 justin.holod@marshallwhite.com.au

> Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price June quarter 2023: \$1,915,000

Comparable Properties



265 Graham St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,921,000 Method: Private Sale Date: 01/06/2023 Property Type: Townhouse (Res)



175 Princes St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,850,000 Method: Sold Before Auction Date: 24/06/2023 Property Type: Townhouse (Res)



81 Bridge St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,845,000 Method: Auction Sale Date: 03/06/2023

Property Type: House

Account - Marshall White | P: 03 9822 9999





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