

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,900,000

### Median sale price

Median price \$1,915,000 Property Type House Suburb Port Melbourne

Period - From 01/04/2023 to 30/06/2023 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	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.~~

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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



Rooms: 1

Property Type:

Agent Comments

## 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