## Statement of Information

## Single residential property located in the Melbourne metropolitan area

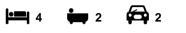
## Section 47AF of the Estate Agents Act 1980

Property	offered for sale								
Includir	Address 259 Tag suburb and postcode	he Bo	ulevard, Port Mel	bourne Vic	3207				
Indicativ	e selling price								
For the m	eaning of this price s	ee cor	nsumer.vic.gov.au	ı/underquo	ting				
Range between \$3,200,000			&	\$3,300,0	0,000				
Median	sale price	_			_				
Mediar	n price \$1,650,000	Pı	roperty Type Ho	use		Suburb	Port Melbou	ırne	
Period -	From 01/10/2022	to	30/09/2023	So	ource	REIV			
Compar	able property sale	_ s (*De	elete A or B be	low as ap <sub>l</sub>	plica	ble)			
A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.									
Address of comparable property						Pı	rice	Date of sale	
1									
2									
3									
OR									
	The estate agent or agoroperties were sold v								
	This Statement of Information was prepared on:					on:	15/12/2023 08:51		









**Property Type:** House (Res) Agent Comments

Indicative Selling Price \$3,200,000 - \$3,300,000 Median House Price Year ending September 2023: \$1,650,000

## Comparable Properties

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.

Account - Marshall White | P: 03 9822 9999



