

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 169 LIARDET STREET, PORT MELBOURNE, VIC 3207

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$1,630,000 Property type House Suburb Port Melbourne

Period - From 01 July 2022 to 30 June 2023 Source Price Finder

Comparable property sales

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
175 PRINCES ST, PORT MELBOURNE, VIC 3207	\$1,850,000	11/06/2023
194 CLARK ST, PORT MELBOURNE, VIC 3207	\$1,600,000	25/05/2023
313 PRINCES ST, PORT MELBOURNE, VIC 3207	\$1,821,000	25/02/2023

This Statement of Information was prepared on: 28/08/2023