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

256 Ross Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,700,000		&		\$1,800,000				
Median sale p	rice								
Median price	\$1,655,000	Pro	operty Type	Hou	ise		Suburb	Port Melbourne	
Period - From	01/01/2022	to	31/12/2022		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	217 Station St PORT MELBOURNE 3207	\$1,835,000	09/09/2022
2	313 Princes St PORT MELBOURNE 3207	\$1,821,000	25/02/2023
3	109 Liardet St PORT MELBOURNE 3207	\$1,705,000	17/09/2022

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:

07/03/2023 17:07







Property Type: House (Res) **Land Size:** 126 sqm approx Agent Comments Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price Year ending December 2022: \$1,655,000

Comparable Properties





217 Station St PORT MELBOURNE 3207 (REI/VG)



Price: \$1,835,000 Method: Private Sale Date: 09/09/2022 Property Type: House Land Size: 176 sqm approx

313 Princes St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,821,000 Method: Auction Sale Date: 25/02/2023 Property Type: House

109 Liardet St PORT MELBOURNE 3207 (REI/VG)



Price: \$1,705,000 Method: Auction Sale Date: 17/09/2022 Property Type: House (Res) Land Size: 189 sqm approx

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393



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Agent Comments

Agent Comments