

# 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 302/10 Princes 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 \$1,290,000 & \$1,320,000

### Median sale price

Median price \$740,000 Property Type Unit Suburb Port Melbourne

Period - From 01/07/2022 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	42/4 Seisman PI PORT MELBOURNE 3207	\$1,305,000	20/05/2023
2	407G/86 Bay St PORT MELBOURNE 3207	\$1,334,000	24/05/2023
3			

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: 17/07/2023 14:29

302/10 Princes Street, Port Melbourne Vic 3207

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 2  2  2

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$1,290,000 - \$1,320,000  
**Median Unit Price**  
Year ending June 2023: \$740,000

## Comparable Properties



**42/4 Seisman PI PORT MELBOURNE 3207 (REI)**

**Agent Comments**

 2  2  2

**Price:** \$1,305,000  
**Method:** Auction Sale  
**Date:** 20/05/2023  
**Property Type:** Apartment



**407G/86 Bay St PORT MELBOURNE 3207 (REI)** **Agent Comments**

 2  2  2

**Price:** \$1,334,000  
**Method:** Sold Before Auction  
**Date:** 24/05/2023  
**Property Type:** Unit

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 - Chisholm & Gamon** | P: 03 9646 4444 | F: 03 9646 3311



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