

# 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

3 Page Avenue, 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 \$1,450,000 & \$1,595,000

### Median sale price

Median price \$1,677,500 Property Type House Suburb Port Melbourne

Period - From 03/11/2022 to 02/11/2023 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	287 Esplanade East PORT MELBOURNE 3207	\$1,840,000	16/09/2023
2	51 Bridge St PORT MELBOURNE 3207	\$1,770,000	10/09/2023
3	194 Clark St PORT MELBOURNE 3207	\$1,600,000	30/05/2023

**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.~~

This Statement of Information was prepared on:

03/11/2023 10:36



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**Rooms:** 3  
**Property Type:** House  
**Land Size:** 343 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,450,000 - \$1,595,000  
**Median House Price**  
 03/11/2022 - 02/11/2023: \$1,677,500

## Comparable Properties



**287 Esplanade East PORT MELBOURNE 3207 (REI)**   Agent Comments

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**Price:** \$1,840,000  
**Method:** Auction Sale  
**Date:** 16/09/2023  
**Property Type:** House (Res)  
**Land Size:** 200 sqm approx



**51 Bridge St PORT MELBOURNE 3207 (REI)**   Agent Comments

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**Price:** \$1,770,000  
**Method:** Private Sale  
**Date:** 10/09/2023  
**Property Type:** House



**194 Clark St PORT MELBOURNE 3207 (REI/VG)**   Agent Comments

 3  
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  1

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 30/05/2023  
**Property Type:** House  
**Land Size:** 137 sqm approx

Account - Lemon Baxter | P: 03 96997500