

# 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 7 Bridge 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)

Single price \$2,100,000

### Median sale price

Median price \$1,780,000

Property Type House

Suburb Port Melbourne

Period - From 01/01/2023

to 31/03/2023

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	256 Ross St PORT MELBOURNE 3207	\$2,000,000	01/04/2023
2	279 Ross St PORT MELBOURNE 3207	\$1,955,000	15/04/2023
3	133 Heath St PORT MELBOURNE 3207	\$1,900,000	18/02/2023

**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:

17/06/2023 14:03



4   
 2   
 0

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,100,000

**Median House Price**

March quarter 2023: \$1,780,000

## Comparable Properties



**256 Ross St PORT MELBOURNE 3207**  
(REI/VG)

Agent Comments

3   
 2   
 -

**Price:** \$2,000,000

**Method:** Auction Sale

**Date:** 01/04/2023

**Property Type:** House (Res)

**Land Size:** 126 sqm approx



**279 Ross St PORT MELBOURNE 3207**  
(REI/VG)

Agent Comments

4   
 2   
 2

**Price:** \$1,955,000

**Method:** Auction Sale

**Date:** 15/04/2023

**Property Type:** House (Res)

**Land Size:** 212 sqm approx



**133 Heath St PORT MELBOURNE 3207**  
(REI/VG)

Agent Comments

3   
 2   
 -

**Price:** \$1,900,000

**Method:** Auction Sale

**Date:** 18/02/2023

**Property Type:** House (Res)

**Land Size:** 204 sqm approx

Account - Marshall White | P: 03 9822 9999