Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 30 Page Avenue, Port Melbourne Vic 3207

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.gov.a	u/underquoting		
Single price	e \$2,800,000					
Median sale p	rice					
Median price	\$1,602,000	Pro	operty Type Ho	use	Suburb	Port Melbourne
Period - From	01/10/2023	to	30/09/2024	Source	e 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 sixmonths 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		
2		
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:

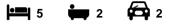
12/12/2024 11:14



30 Page Avenue, Port Melbourne Vic 3207

WHIJEFOX





Property Type: House Agent Comments

Cheyne Fox 03 9068 4850 0410 216 156 cheyne@whitefoxrealestate.com.au

Indicative Selling Price \$2,800,000 Median House Price Year ending September 2024: \$1,602,000

Comparable Properties

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 - Whitefox Real Estate | P: 96459699



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