

# 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

|  |
|--|
| 169 LIARDET 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 \$1,730,000 & \$1,840,000

### Median sale price

Median price

\$1,640,000

Property type

House

Suburb

Port Melbourne

Period - From

01 July 2022

to

30 June 2023

Source

Price Finder

### Comparable property sales

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 |
|--|-------------|--------------|
| 175 PRINCES ST, PORT MELBOURNE, VIC 3207 | \$1,850,000 | 11/06/2023   |
| 75 THE CRES, PORT MELBOURNE, VIC 3207    | \$1,860,000 | 18/03/2023   |
| 313 PRINCES ST, PORT MELBOURNE, VIC 3207 | \$1,821,000 | 25/02/2023   |

This Statement of Information was prepared on: 23/09/2023