

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

| |
|---|
| 192 Liardet Street, Port Melbourne Vic 3207 |
|---|

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

| |
|-------------|
| \$1,800,000 |
|-------------|

 &

| |
|-------------|
| \$1,980,000 |
|-------------|

Median sale price

Median price

| |
|-------------|
| \$1,580,000 |
|-------------|

 Property Type

| |
|-------|
| House |
|-------|

 Suburb

| |
|----------------|
| Port Melbourne |
|----------------|

Period - From

| |
|------------|
| 01/10/2022 |
|------------|

 to

| |
|------------|
| 31/12/2022 |
|------------|

 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 | 327 Park St SOUTH MELBOURNE 3205 | \$1,955,000 | 28/09/2022 |
| 2 | 172 Nott St PORT MELBOURNE 3207 | \$1,920,000 | 12/12/2022 |
| 3 | 217 Station St PORT MELBOURNE 3207 | \$1,835,000 | 09/09/2022 |

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:

| |
|------------------|
| 01/02/2023 10:09 |
|------------------|



 3
  2
  0

Rooms: 5
Property Type: House (Res)
Land Size: 150 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,980,000
Median House Price
 December quarter 2022: \$1,580,000

Comparable Properties



327 Park St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

 3
  2
  -

Price: \$1,955,000
Method: Private Sale
Date: 28/09/2022
Property Type: House
Land Size: 134 sqm approx



172 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments

 3
  2
  -

Price: \$1,920,000
Method: Private Sale
Date: 12/12/2022
Property Type: House



217 Station St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

 3
  2
  -

Price: \$1,835,000
Method: Private Sale
Date: 09/09/2022
Property Type: House
Land Size: 176 sqm approx

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393