

# 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 9 Spring Street East, 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 \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,620,000 Property Type House Suburb Port Melbourne

Period - From 01/07/2023 to 30/06/2024 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	7 Spring St.E PORT MELBOURNE 3207	\$1,477,500	27/07/2024
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: 28/08/2024 15:25



 3    2    0

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 102 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
Year ending June 2024: \$1,620,000

## Comparable Properties



7 Spring St.E PORT MELBOURNE 3207 (REI)   [Agent Comments](#)

 2    1    -

**Price:** \$1,477,500  
**Method:** Auction Sale  
**Date:** 27/07/2024  
**Property Type:** House (Res)  
**Land Size:** 101 sqm approx

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 - Marshall White | P: 03 9822 9999



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