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 | 11 Liardet Street, Port Melbourne Vic 3207 |

Indicative selling price

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

| Single price | $1,050,000 |

Median sale price

| Median price | $1,465,000 | Property Type | House | Suburb | Port Melbourne |

| Period - From | 01/07/2024 | to | 30/09/2024 | 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	40/4 Seisman Pl PORT MELBOURNE 3207	$1,050,000	26/11/2024
2	116 Princes St PORT MELBOURNE 3207	$1,050,000	10/08/2024
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: | 17/12/2024 15:49 |

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,050,000
Median House Price
September quarter 2024: $1,465,000

Comparable Properties

40/4 Seisman Pl PORT MELBOURNE 3207 (REI)

🛏 2   🛁 2   🚗 2

Price: $1,050,000
Method: Sold Before Auction
Date: 26/11/2024
Property Type: Apartment

Agent Comments

116 Princes St PORT MELBOURNE 3207 (REI/VG)

🛏 2   🛁 2   🚗 2

Price: $1,050,000
Method: Sold Before Auction
Date: 10/08/2024
Property Type: Townhouse (Res)
Land Size: 1507 sqm approx

Agent Comments

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