

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

124 Princes Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$950,000

 &

\$1,000,000

Median sale price

Median price

\$1,850,000

 Property Type

House

 Suburb

Port Melbourne

Period - From

01/10/2023

 to

31/12/2023

 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	136 Princes St PORT MELBOURNE 3207	\$1,250,000	11/12/2023
2	122 Princes St PORT MELBOURNE 3207	\$1,000,000	02/11/2023
3	3/117 Rouse St PORT MELBOURNE 3207	\$955,000	16/09/2023

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:

29/02/2024 17:27

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Indicative Selling Price

\$950,000 - \$1,000,000

Median House Price

December quarter 2023: \$1,850,000



Property Type: Townhouse

Agent Comments

Comparable Properties



136 Princes St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,250,000

Method: Sold Before Auction

Date: 11/12/2023

Property Type: Townhouse (Res)



122 Princes St PORT MELBOURNE 3207 (VG) Agent Comments



Price: \$1,000,000

Method: Sale

Date: 02/11/2023

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



3/117 Rouse St PORT MELBOURNE 3207 (REI/VG) Agent Comments



Price: \$955,000

Method: Auction Sale

Date: 16/09/2023

Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999