

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

220 Princes Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$2,700,000

 &

\$2,850,000

Median sale price

Median price

\$1,650,000

 Property Type

House

 Suburb

Port Melbourne

Period - From

01/10/2022

 to

30/09/2023

 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	26 Nelson PI SOUTH MELBOURNE 3205	\$2,750,000	09/06/2023
2	69 The Crescent PORT MELBOURNE 3207	\$2,491,000	02/09/2023
3	420 Park St SOUTH MELBOURNE 3205	\$2,470,000	21/10/2023

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:

28/10/2023 13:39



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Property Type: House
Land Size: 240 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,700,000 - \$2,850,000
Median House Price
 Year ending September 2023: \$1,650,000

Comparable Properties



26 Nelson PI SOUTH MELBOURNE 3205 (VG) Agent Comments

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Price: \$2,750,000
Method: Sale
Date: 09/06/2023
Property Type: House (Res)
Land Size: 272 sqm approx



69 The Crescent PORT MELBOURNE 3207 (REI) Agent Comments

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Price: \$2,491,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)

420 Park St SOUTH MELBOURNE 3205 (REI) Agent Comments

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Price: \$2,470,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 186 sqm approx

Account - Marshall White | P: 03 9822 9999