#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$1,400,000	&	\$1,500,000
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#### Median sale price

Median price	\$1,602,000	Pro	perty Type	House		Suburb	Port Melbourne
Period - From	01/10/2023	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

	aress of comparable property	1 1100	Date of Sale
1	44 Spring St.E PORT MELBOURNE 3207	\$1,630,000	21/09/2024
2	409 Graham St PORT MELBOURNE 3207	\$1,600,000	20/07/2024
3	139 Albert St PORT MELBOURNE 3207	\$1,520,000	18/05/2024

#### 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:	15/10/2024 16:12



Date of sale







Property Type: House **Agent Comments** 

**Indicative Selling Price** \$1,400,000 - \$1,500,000 **Median House Price** Year ending September 2024: \$1,602,000

## Comparable Properties



44 Spring St.E PORT MELBOURNE 3207 (REI) Agent Comments

Price: \$1,630,000 Method: Auction Sale Date: 21/09/2024

Property Type: House (Res) Land Size: 160 sqm approx



409 Graham St PORT MELBOURNE 3207

(REI/VG)

Price: \$1,600,000 Method: Auction Sale Date: 20/07/2024

Property Type: House (Res) Land Size: 284 sqm approx Agent Comments

Agent Comments



139 Albert St PORT MELBOURNE 3207

(REI/VG)

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Date: 18/05/2024 Property Type: House (Res) Land Size: 189 sqm approx

Price: \$1,520,000 Method: Auction Sale

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





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