## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 313 Princes Street, Port Melbourne Vic 3207

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,500,000		&		\$1,600,000				
Median sale p	rice								
Median price	\$1,580,000	Pro	operty Type	Hou	se		Suburb	Port Melbourne	
Period - From	01/10/2022	to	31/12/2022		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	247 Bridge St PORT MELBOURNE 3207	\$1,655,000	28/10/2022
2	215 Princes St PORT MELBOURNE 3207	\$1,600,000	03/10/2022
3	421 Nott St PORT MELBOURNE 3207	\$1,550,000	02/12/2022

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:

31/01/2023 14:19



313 Princes Street, Port Melbourne Vic 3207

#### Cつ MARSHALLWHITE





**Property Type:** Agent Comments Justin Holod 9832 1160 0411 669 161 justin.holod@marshallwhite.com.au

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price December quarter 2022: \$1,580,000

# **Comparable Properties**



247 Bridge St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,655,000 Method: Private Sale Date: 28/10/2022 Property Type: House



215 Princes St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,600,000 Method: Private Sale Date: 03/10/2022 Property Type: House

421 Nott St PORT MELBOURNE 3207 (REI)



Price: \$1,550,000 Method: Sold Before Auction Date: 02/12/2022 Property Type: House (Res)

#### Account - Marshall White | P: 03 9822 9999



propertydata

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Agent Comments