

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 313 Princes Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,580,000 Property Type House Suburb Port Melbourne

Period - From 01/10/2022 to 31/12/2022 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	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

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



Property Type:
Agent Comments

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) Agent Comments



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