

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 58 Clark Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,780,000 Property Type House Suburb Port Melbourne

Period - From 01/01/2023 to 31/03/2023 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 | 256 Ross St PORT MELBOURNE 3207 | \$2,000,000 | 01/04/2023 |
| 2 | 279 Ross St PORT MELBOURNE 3207 | \$1,955,000 | 15/04/2023 |
| 3 | 192 Liardet St PORT MELBOURNE 3207 | \$1,780,000 | 30/03/2023 |

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: 10/05/2023 09:33



Justin Holod
9832 1160
0411 669 161
justin.holod@marshallwhite.com.au



3 2 1

Rooms: 4
Property Type: House (Res)
Land Size: 164 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price
March quarter 2023: \$1,780,000

Comparable Properties



256 Ross St PORT MELBOURNE 3207 (REI) Agent Comments

3 2 -

Price: \$2,000,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)



279 Ross St PORT MELBOURNE 3207 (REI) Agent Comments

4 2 2

Price: \$1,955,000
Method: Auction Sale
Date: 15/04/2023
Property Type: House (Res)
Land Size: 212 sqm approx



192 Liardet St PORT MELBOURNE 3207 (REI) Agent Comments

3 2 -

Price: \$1,780,000
Method: Sold Before Auction
Date: 30/03/2023
Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999



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