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	334 Ross Street, Port Melbourne Vic 3207
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,652,500	Pro	perty Type	House		Suburb	Port Melbourne
Period - From	01/07/2022	to	30/06/2023		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

Add	dress of comparable property	Price	Date of sale
1	397 Nott St PORT MELBOURNE 3207	\$1,342,000	17/05/2023
2	343 Dorcas St SOUTH MELBOURNE 3205	\$1,300,000	11/07/2023
3	119 Albert St PORT MELBOURNE 3207	\$1,300,000	20/05/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/10/2023 16:14









Rooms: 4

Property Type: House Land Size: 121 sqm approx

Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price**

Year ending June 2023: \$1,652,500

Comparable Properties



397 Nott St PORT MELBOURNE 3207 (REI/VG) Agent Comments

Price: \$1,342,000 Method: Private Sale Date: 17/05/2023 Property Type: House

Land Size: 123 sqm approx



343 Dorcas St SOUTH MELBOURNE 3205

(REI/VG)

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Price: \$1,300,000 Method: Private Sale Date: 11/07/2023 Property Type: House Land Size: 126 sqm approx Agent Comments

Agent Comments



119 Albert St PORT MELBOURNE 3207

(REI/VG)

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Price: \$1,300,000 Method: Auction Sale Date: 20/05/2023

Rooms: 3

Property Type: House (Res) Land Size: 144 sqm approx

Account - Marshall White | P: 03 9822 9999





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