

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

8 THE COVE PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,650,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Port Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

3 PAGE AVENUE PORT MELBOURNE VIC 3207	\$1,711,500	02-Dec-23
18 MORLEY STREET PORT MELBOURNE VIC 3207	\$1,815,000	09-Dec-23
303 THE BOULEVARD PORT MELBOURNE VIC 3207	\$2,000,000	08-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 25 April 2024

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**3 PAGE AVENUE PORT
MELBOURNE VIC 3207**

3 2 2

Sold Price ^{RS} **\$1,711,500** Sold Date **02-Dec-23**

Distance **0.18km**



**18 MORLEY STREET PORT
MELBOURNE VIC 3207**

3 2 2

Sold Price **\$1,815,000** Sold Date **09-Dec-23**

Distance **0.36km**



**303 THE BOULEVARD PORT
MELBOURNE VIC 3207**

3 2 -

Sold Price **\$2,000,000** Sold Date **08-Dec-23**

Distance **0.42km**

RS = Recent sale **UN** = Undisclosed Sale

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