

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 2 Little Swallow Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,620,000 Property Type House Suburb Port Melbourne

Period - From 01/07/2023 to 30/06/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

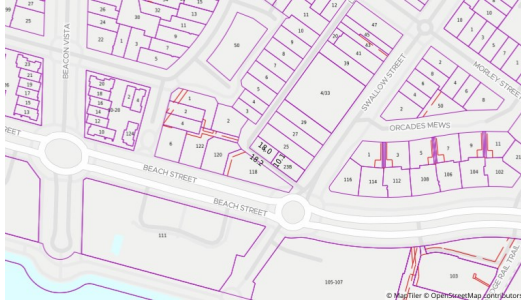
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	20/15 Beach St PORT MELBOURNE 3207	\$1,168,000	30/07/2024
2	9 Capistrano PI PORT MELBOURNE 3207	\$1,250,000	20/07/2024
3	15/15 Beach St PORT MELBOURNE 3207	\$1,265,000	03/07/2024

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: 07/08/2024 15:07



Property Type: House

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending June 2024: \$1,620,000

Comparable Properties



20/15 Beach St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,168,000

Method: Private Sale

Date: 30/07/2024

Property Type: Townhouse (Single)



9 Capistrano PI PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,250,000

Method: Auction Sale

Date: 20/07/2024

Property Type: Townhouse (Res)



15/15 Beach St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,265,000

Method: Private Sale

Date: 03/07/2024

Property Type: House

Account - Marshall White | P: 03 9822 9999