

# 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

1/282 Ross Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000 & \$1,800,000

### Median sale price

Median price \$1,915,000 Property Type House Suburb Port Melbourne

Period - From 01/04/2023 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	Price	Date of sale
1	175 Princes St PORT MELBOURNE 3207	\$1,850,000	24/06/2023
2	313 Princes St PORT MELBOURNE 3207	\$1,821,000	25/02/2023
3	7/10 Boundary St SOUTH MELBOURNE 3205	\$1,752,000	13/05/2023

**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:

15/08/2023 17:29



3 2 1

**Property Type:** TOWNHOUSE

Agent Comments

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

June quarter 2023: \$1,915,000

## Comparable Properties



**175 Princes St PORT MELBOURNE 3207 (REI)** Agent Comments

3 3 1

**Price:** \$1,850,000

**Method:** Sold Before Auction

**Date:** 24/06/2023

**Property Type:** Townhouse (Res)



**313 Princes St PORT MELBOURNE 3207 (REI/VG)** Agent Comments

3 2 1

**Price:** \$1,821,000

**Method:** Auction Sale

**Date:** 25/02/2023

**Property Type:** House

**Land Size:** 153 sqm approx



**7/10 Boundary St SOUTH MELBOURNE 3205 (REI)** Agent Comments

3 2 1

**Price:** \$1,752,000

**Method:** Expression of Interest

**Date:** 13/05/2023

**Property Type:** House (Res)

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