

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

71 Swallow Street, Port Melbourne Vic 3207
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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

\$1,655,000

 Property Type

House

 Suburb

Port Melbourne

Period - From

01/01/2022

 to

31/12/2022

 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	248 Nott St PORT MELBOURNE 3207	\$2,150,000	01/12/2022
2	115 Graham St PORT MELBOURNE 3207	\$2,100,000	07/12/2022
3	89 Cruikshank St PORT MELBOURNE 3207	\$1,815,000	29/10/2022

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:

08/02/2023 17:46



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  2
  1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

Year ending December 2022: \$1,655,000

Comparable Properties



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

 3
  2
  -

Price: \$2,150,000

Method: Private Sale

Date: 01/12/2022

Property Type: House

Land Size: 204 sqm approx



115 Graham St PORT MELBOURNE 3207 (REI/VG) Agent Comments

 3
  2
  -

Price: \$2,100,000

Method: Private Sale

Date: 07/12/2022

Property Type: House

Land Size: 198 sqm approx



89 Cruikshank St PORT MELBOURNE 3207 (REI/VG) Agent Comments

 3
  1
  -

Price: \$1,815,000

Method: Auction Sale

Date: 29/10/2022

Property Type: House (Res)

Land Size: 154 sqm approx

Account - Marshall White | P: 03 9822 9999