

# 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

313 Princes 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)

Single price

\$1,840,000

### 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	133 Heath St PORT MELBOURNE 3207	\$1,900,000	18/02/2023
2	383 Howe Pde PORT MELBOURNE 3207	\$1,870,000	03/09/2022
3	217 Station St PORT MELBOURNE 3207	\$1,835,000	09/09/2022

**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:

25/02/2023 14:07



3   2   1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,840,000

**Median House Price**

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

## Comparable Properties



**133 Heath St PORT MELBOURNE 3207 (REI)**

Agent Comments

3   2   -

**Price:** \$1,900,000

**Method:** Auction Sale

**Date:** 18/02/2023

**Property Type:** House (Res)



**383 Howe Pde PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,870,000

**Method:** Auction Sale

**Date:** 03/09/2022

**Property Type:** House (Res)

**Land Size:** 322 sqm approx



**217 Station St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

3   2   -

**Price:** \$1,835,000

**Method:** Private Sale

**Date:** 09/09/2022

**Property Type:** House

**Land Size:** 176 sqm approx

Account - Marshall White | P: 03 9822 9999