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

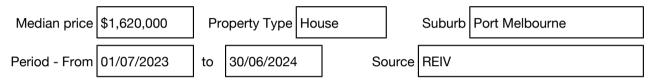
6/343 Williamstown Road, Port Melbourne Vic 3207

Indicative selling price

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			consumer.vic.gov.a	a/ under quoting

Single price \$1,430,000

Median sale price



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.

Add	dress of comparable property	Price	Date of sale
1	95 Albert St PORT MELBOURNE 3207	\$1,500,000	01/06/2024
2	3/141 Albert St PORT MELBOURNE 3207	\$1,485,000	08/05/2024
3	24/97 Cruikshank St PORT MELBOURNE 3207	\$1,430,000	14/04/2024

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:

13/07/2024 14:47







Property Type: Agent Comments Indicative Selling Price \$1,430,000 Median House Price Year ending June 2024: \$1,620,000

Comparable Properties



95 Albert St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,500,000 Method: Private Sale Date: 01/06/2024 Property Type: House



3/141 Albert St PORT MELBOURNE 3207 (REI/VG) Agent Comments



Price: \$1,485,000 Method: Private Sale Date: 08/05/2024 Property Type: House



24/97 Cruikshank St PORT MELBOURNE 3207 Agent Comments (VG)



Price: \$1,430,000 Method: Sale Date: 14/04/2024 Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393





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