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

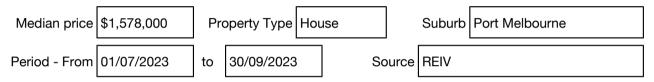
29 Stokes Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/un	nderquoting
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Single price \$1,550,000

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.

Address of comparable property		Price	Date of sale
1	92a Nott St PORT MELBOURNE 3207	\$2,260,000	28/10/2023
2	28 Beacon Rd PORT MELBOURNE 3207	\$1,885,000	07/10/2023
3	87 Evans St PORT MELBOURNE 3207	\$1,580,000	22/09/2023

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.

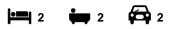
This Statement of Information was prepared on:

04/12/2023 09:45









Property Type: House Agent Comments

Indicative Selling Price \$1,550,000 Median House Price September quarter 2023: \$1,578,000

Comparable Properties



92a Nott St PORT MELBOURNE 3207 (REI)



Price: \$2,260,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res)



28 Beacon Rd PORT MELBOURNE 3207 (REI) Agent Comments

Agent Comments



Price: \$1,885,000 Method: Auction Sale Date: 07/10/2023 Property Type: House (Res) Land Size: 380 sqm approx



87 Evans St PORT MELBOURNE 3207 (REI/VG) Agent Comments



Price: \$1,580,000 Method: Private Sale Date: 22/09/2023 Property Type: House Land Size: 99 sqm approx

Account - Cayzer | P: 03 9699 5999



propertydata

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