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

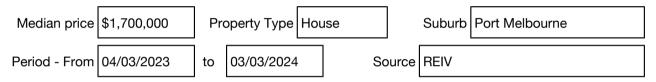
393 Graham Street, Port Melbourne Vic 3207

Indicative selling price

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Single price \$1,245,000

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 | 342 Ross St PORT MELBOURNE 3207 | \$1,205,000 | 29/09/2023 |
| 2 | 136 Princes St PORT MELBOURNE 3207 | \$1,250,000 | 11/12/2023 |
| 3 | 19 Spring St.E PORT MELBOURNE 3207 | \$1,205,000 | 09/12/2023 |

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:

04/03/2024 09:17









Property Type: House Agent Comments

Indicative Selling Price \$1,245,000 Median House Price 04/03/2023 - 03/03/2024: \$1,700,000

Comparable Properties



Agent Comments



Price: \$1,205,000 Method: Date: 29/09/2023 Property Type: House



136 Princes St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,250,000 Method: Sold Before Auction Date: 11/12/2023 Property Type: Townhouse (Res)



19 Spring St.E PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,205,000 Method: Auction Sale Date: 09/12/2023 Property Type: House (Res)

Account - Cayzer | P: 03 9646 0812

propertydata



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