

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

143 Cruikshank Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,700,000 & \$2,900,000

Median sale price

Median price \$1,580,000 Property Type House Suburb Port Melbourne

Period - From 01/10/2022 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	122 Ross St PORT MELBOURNE 3207	\$2,800,000	17/12/2022
2			
3			

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.~~

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Indicative Selling Price

\$2,700,000 - \$2,900,000

Median House Price

December quarter 2022: \$1,580,000



 4  4  1

Property Type: House

Land Size: 203 sqm approx

Agent Comments

Comparable Properties



122 Ross St PORT MELBOURNE 3207 (REI)

Agent Comments

 3  2  2

Price: \$2,800,000

Method: Private Sale

Date: 17/12/2022

Property Type: House

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.