

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	5 Walter Street, Port Melbourne Vic 3207
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Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price	\$1,650,000	Property Type	House	Suburb	Port Melbourne
Period - From	01/10/2022	to	30/09/2023	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	44 Edwards Av PORT MELBOURNE 3207	\$2,200,000	16/06/2023
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.

This Statement of Information was prepared on: 31/10/2023 09:30

5 Walter Street, Port Melbourne Vic 3207

WHITEFOX

Cheyne Fox
03 9068 4850
0410 216 156

cheyne@whitefoxrealestate.com.au



 4  2  2

Property Type: House
Land Size: 405 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000

Median House Price
Year ending September 2023: \$1,650,000

Comparable Properties



44 Edwards Av PORT MELBOURNE 3207
(REI/VG)

Agent Comments

 4  2  3

Price: \$2,200,000
Method: Private Sale
Date: 16/06/2023
Property Type: House
Land Size: 322 sqm approx

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.

Account - Whitefox Real Estate | P: 96459699



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