

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 37 Poolman Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$2,350,000 & \$2,550,000

Median sale price

Median price \$1,657,500 Property Type House Suburb Port Melbourne

Period - From 01/07/2022 to 30/09/2022 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	190 Ross St PORT MELBOURNE 3207	\$2,459,000	25/04/2022
2	117 Liardet St PORT MELBOURNE 3207	\$2,350,000	07/06/2022
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: 17/11/2022 15:56



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Property Type: House

Agent Comments

Indicative Selling Price

\$2,350,000 - \$2,550,000

Median House Price

September quarter 2022: \$1,657,500

Comparable Properties



190 Ross St PORT MELBOURNE 3207 (VG)

Agent Comments

2 - -

Price: \$2,459,000

Method: Sale

Date: 25/04/2022

Property Type: House (Res)

Land Size: 355 sqm approx



117 Liardet St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 1 -

Price: \$2,350,000

Method: Private Sale

Date: 07/06/2022

Property Type: House

Land Size: 331 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 - Biggin & Scott | P: 8671 3777 | F: 8671 3700