

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 84 Evans Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,780,000 Property Type House Suburb Port Melbourne

Period - From 01/01/2023 to 31/03/2023 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	172 Albert St PORT MELBOURNE 3207	\$1,490,000	03/12/2022
2	5 Allen Pl PORT MELBOURNE 3207	\$1,410,000	03/12/2022
3	64 Station St PORT MELBOURNE 3207	\$1,340,000	10/05/2023

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.~~

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Justin Holod
9832 1160
0411 669 161
justin.holod@marshallwhite.com.au



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

March quarter 2023: \$1,780,000

Comparable Properties



172 Albert St PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 -

Price: \$1,490,000

Method: Auction Sale

Date: 03/12/2022

Property Type: House (Res)



5 Allen PI PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 -

Price: \$1,410,000

Method: Auction Sale

Date: 03/12/2022

Property Type: House (Res)



64 Station St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 -

Price: \$1,340,000

Method: Sold Before Auction

Date: 10/05/2023

Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999



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