

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

124 Princes Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$1,175,000

Median sale price

Median price

\$1,445,000

Property Type

Townhouse

Suburb

Port Melbourne

Period - From

07/02/2021

to

06/02/2022

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	218 Pickles St, South Melbourne, Vic 3205, Australia	\$1,130,000	23/10/2021
2	65 Esplanade East PORT MELBOURNE 3207	\$1,195,000	07/08/2021
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:

07/02/2022 16:10



Property Type: Townhouse

Agent Comments

Comparable Properties



218 Pickles St, South Melbourne, Vic 3205, Australia (REI)

Agent Comments



Price: \$1,130,000

Method:

Date: 23/10/2021

Property Type: Townhouse (Single)



65 Esplanade East PORT MELBOURNE 3207 (REI/VG)

Agent Comments



2 car spaces

Price: \$1,195,000

Method: Auction Sale

Date: 07/08/2021

Property Type: Apartment

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.