

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

74 Dunstan Parade, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$1,800,000

Median sale price

Median price \$1,831,000

Property Type House

Suburb Port Melbourne

Period - From 05/09/2021

to 04/09/2022

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	383 Howe Pde PORT MELBOURNE 3207	\$1,870,000	03/09/2022
2	42 Gellibrand Rd PORT MELBOURNE 3207	\$1,850,000	13/03/2022
3	380 Graham St PORT MELBOURNE 3207	\$1,750,000	20/08/2022

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:

05/09/2022 09:22

74 Dunstan Parade, Port Melbourne Vic 3207

Tricia Hastings

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Indicative Selling Price

\$1,800,000

Median House Price

05/09/2021 - 04/09/2022: \$1,831,000



3 1.5 2

Rooms: 5

Property Type: House

Land Size: 370 sqm approx

Agent Comments

Comparable Properties



383 Howe Pde PORT MELBOURNE 3207 (REI) **Agent Comments**

3 2 2

Price: \$1,870,000

Method: Auction Sale

Date: 03/09/2022

Property Type: House (Res)



42 Gellibrand Rd PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

3 1 2

Price: \$1,850,000

Method: Private Sale

Date: 13/03/2022

Property Type: House

Land Size: 337 sqm approx



380 Graham St PORT MELBOURNE 3207 (REI) **Agent Comments**

3 2 4

Price: \$1,750,000

Method: Auction Sale

Date: 20/08/2022

Property Type: House (Res)

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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