Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

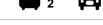
Prope	rty offered	d for s	sale										
Address Including suburb and postcode			13 The Cove, Port Melbourne Vic 3207										
Indica	itive sellin	g pric	e										
For the	meaning o	f this p	rice see	con	sumer.vic.go	ον.au/ι	underquo	ting					
Range between \$1,97			5,000		&		\$2,025,000						
Media	n sale pri	се											
Median price \$1,935			000	00 Property Type Ho			ise Si			urb	Port Melbou	rne	
Period - From 01/10/2			021	to 31/12/2021			S	ource	urceREIV				
Comp	arable pro	perty	sales	(*De	lete A or B	belo	w as ap	plica	ble)				
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										Pr	ice	Date of sale	
1													
2													
3													
OR													
B*					representativ wo kilometre							e comparable onths.	
This Statement of Information was prepared on:									on:	25/03/2022 10:16			











Property Type: House (Res) **Land Size:** 217 sqm approx Agent Comments

Indicative Selling Price \$1,975,000 - \$2,025,000 Median House Price December quarter 2021: \$1,935,000

Comparable Properties

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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