

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

14 The Bend, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$2,070,000

Median sale price

Median price

\$1,790,500

Property Type

House

Suburb

Port Melbourne

Period - From

21/12/2020

to

20/12/2021

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	20 Tucker Av PORT MELBOURNE 3207	\$2,115,000	10/12/2021
2	185 Rouse St PORT MELBOURNE 3207	\$2,100,000	05/11/2021
3	31 The Crescent PORT MELBOURNE 3207	\$2,026,000	29/09/2021

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:

21/12/2021 13:01

14 The Bend, Port Melbourne Vic 3207



 3  2  2

Property Type: House (Res)

Land Size: 351 sqm approx

Agent Comments

Jon Kett

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Indicative Selling Price

\$2,070,000

Median House Price

21/12/2020 - 20/12/2021: \$1,790,500

Comparable Properties

20 Tucker Av PORT MELBOURNE 3207 (REI)

Agent Comments

 4  2  2

Price: \$2,115,000

Method: Sold Before Auction

Date: 10/12/2021

Property Type: House (Res)

Land Size: 316 sqm approx



185 Rouse St PORT MELBOURNE 3207 (REI)

Agent Comments

 4  2  1

Price: \$2,100,000

Method: Sold Before Auction

Date: 05/11/2021

Property Type: House (Res)

Land Size: 160 sqm approx

31 The Crescent PORT MELBOURNE 3207 (REI)

Agent Comments

 3  2  1

Price: \$2,026,000

Method: Auction Sale

Date: 29/09/2021

Property Type: House (Res)

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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