

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

917/3 Tarver Street Port Melbourne VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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 6 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

105/111 Nott Street Port Melbourne VIC 3207	\$845,000	17-Nov-20
302E/126 Rouse Street Port Melbourne VIC 3207	\$860,000	29-Dec-20

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 6 months.

This Statement of Information was prepared on: 09 April 2021



**105/111 Nott Street Port Melbourne
VIC 3207**

Sold Price

\$845,000Sold Date **17-Nov-20**

 2  2  1

Distance **1.77km**

**302E/126 Rouse Street Port
Melbourne VIC 3207**

Sold Price

\$860,000Sold Date **29-Dec-20**

 2  1  1

Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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