

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

25 Raglan Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$1,125,000

Median sale price

Median price \$1,850,000

Property Type House

Suburb Port Melbourne

Period - From 01/10/2021

to 30/09/2022

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	35 Garton St PORT MELBOURNE 3207	\$1,200,000	03/09/2022
2	176 Farrell St PORT MELBOURNE 3207	\$1,160,000	10/09/2022
3	118 Farrell St PORT MELBOURNE 3207	\$1,130,000	03/09/2022

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:

22/10/2022 12:38

25 Raglan Street, Port Melbourne Vic 3207

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2 1 0

Property Type: House
Agent Comments

Indicative Selling Price
\$1,125,000
Median House Price
Year ending September 2022: \$1,850,000

Comparable Properties



35 Garton St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 -

Price: \$1,200,000
Method: Private Sale
Date: 03/09/2022
Property Type: House



176 Farrell St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

2 1 1

Price: \$1,160,000
Method: Auction Sale
Date: 10/09/2022
Property Type: House (Res)
Land Size: 161 sqm approx



118 Farrell St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

3 1 -

Price: \$1,130,000
Method: Auction Sale
Date: 03/09/2022
Property Type: House (Res)
Land Size: 140 sqm approx

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



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