

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 54 Clark Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,580,000 Property Type House Suburb Port Melbourne

Period - From 01/10/2022 to 31/12/2022 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	108 Evans St PORT MELBOURNE 3207	\$1,350,000	16/10/2022
2	19 Lalor St PORT MELBOURNE 3207	\$1,316,000	17/09/2022
3	257 Esplanade East PORT MELBOURNE 3207	\$1,315,000	17/11/2022

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: 25/01/2023 16:05

**Property Type:**

Divorce/Estate/Family Transfers

Land Size: 176 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

December quarter 2022: \$1,580,000

Comparable Properties

**108 Evans St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

**Price:** \$1,350,000**Method:** Private Sale**Date:** 16/10/2022**Property Type:** House**Land Size:** 233 sqm approx**19 Lalor St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

**Price:** \$1,316,000**Method:** Auction Sale**Date:** 17/09/2022**Property Type:** House (Res)**Land Size:** 185 sqm approx**257 Esplanade East PORT MELBOURNE 3207 (REI)**

Agent Comments

**Price:** \$1,315,000**Method:** Sold Before Auction**Date:** 17/11/2022**Property Type:** House (Res)**Land Size:** 180 sqm approx

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