

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

208/3 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

\$1,275,000

&

\$1,375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Oct 2022

to

30 Sep 2023

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

903/320-332 PLUMMER STREET PORT MELBOURNE VIC 3207	\$1,500,000	12-Jun-23
104/216 ROUSE STREET PORT MELBOURNE VIC 3207	\$1,265,000	18-May-23

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.

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**903/320-332 PLUMMER STREET
PORT MELBOURNE VIC 3207**

3 3 2

Sold Price ^{RS} **\$1,500,000** Sold Date **12-Jun-23**

Distance **0km**



**104/216 ROUSE STREET PORT
MELBOURNE VIC 3207**

3 2 2

Sold Price **\$1,265,000** Sold Date **18-May-23**

Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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