

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

147 Boundary Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$1,445,000

Property Type

Townhouse

Suburb

Port Melbourne

Period - From

24/02/2021

to

23/02/2022

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	124 Princes St PORT MELBOURNE 3207	\$1,150,000	09/02/2022
2	24 Wattle Rd DOCKLANDS 3008	\$1,130,000	18/12/2021
3	119 Boundary St PORT MELBOURNE 3207	\$1,100,000	18/12/2021

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:

24/02/2022 09:18

147 Boundary Street, Port Melbourne Vic 3207

Bob Zaia
0421 010 023
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Rooms: 2
Property Type: Townhouse
Land Size: 70 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000
Median Townhouse Price
24/02/2021 - 23/02/2022: \$1,445,000

Comparable Properties

124 Princes St PORT MELBOURNE 3207 (REI) **Agent Comments**



Price: \$1,150,000
Method: Sold Before Auction
Date: 09/02/2022
Property Type: Townhouse (Res)



24 Wattle Rd DOCKLANDS 3008 (REI/VG) **Agent Comments**



Price: \$1,130,000
Method: Auction Sale
Date: 18/12/2021
Property Type: Townhouse (Single)
Land Size: 70 sqm approx



119 Boundary St PORT MELBOURNE 3207 (REI) **Agent Comments**



Price: \$1,100,000
Method: Auction Sale
Date: 18/12/2021
Property Type: Townhouse (Res)

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



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