#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

Address	29 Barak Road, Port Melbourne Vic 3207
Including suburb and	
postcode	

### Indicative selling price

Property offered for sale

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

Range between \$1,200,000	&	\$1,300,000
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#### Median sale price

Median price	\$1,550,000	Pro	perty Type	House		Suburb	Port Melbourne
Period - From	01/01/2024	to	31/12/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	282 Williamstown Rd PORT MELBOURNE 3207	\$1,220,000	22/02/2025
2			
3			

OR

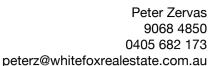
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/02/2025 15:59



Date of sale

#### WHITEFOX



**Indicative Selling Price** \$1,200,000 - \$1,300,000 **Median House Price** 

Year ending December 2024: \$1,550,000



Property Type: House (Previously Occupied - Detached) **Agent Comments** 

## Comparable Properties



282 Williamstown Rd PORT MELBOURNE 3207 (REI)

Agent Comments

Price: \$1,220,000 Method: Auction Sale Date: 22/02/2025

2

Property Type: House (Res)

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.

Account - Whitefox Real Estate | P: 96459699



