

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

1010/3 Tarver Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$740,000

 &

\$770,000

Median sale price

Median price

\$730,500

 Property Type

Unit

 Suburb

Port Melbourne

Period - From

01/01/2024

 to

31/03/2024

 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 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	1110/3 Tarver St PORT MELBOURNE 3207	\$800,000	02/10/2023
2	611/3 Tarver St PORT MELBOURNE 3207	\$780,000	02/05/2023
3	606/320 Plummer St PORT MELBOURNE 3207	\$747,000	15/10/2023

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:

09/05/2024 17:17



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$740,000 - \$770,000

Median Unit Price

March quarter 2024: \$730,500

Comparable Properties



1110/3 Tarver St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

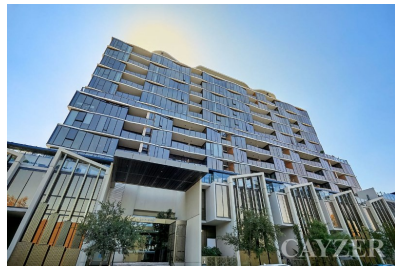
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Price: \$800,000

Method: Private Sale

Date: 02/10/2023

Property Type: Apartment



611/3 Tarver St PORT MELBOURNE 3207 (VG)

Agent Comments

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Price: \$780,000

Method: Sale

Date: 02/05/2023

Property Type: Subdivided Flat - Single OYO Flat



606/320 Plummer St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

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Price: \$747,000

Method: Private Sale

Date: 15/10/2023

Property Type: Apartment

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700