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	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$740,000		&		\$770,000			
Median sale p	rice							
Median price	\$730,500	Pro	operty Type	Unit			Suburb	Port Melbourne
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ade	dress 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



BigginScott





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)



Price: \$800,000 Method: Private Sale Date: 02/10/2023 Property Type: Apartment

611/3 Tarver St PORT MELBOURNE 3207 (VG) Agent Comments

Agent Comments



Price: \$780,000 Method: Sale Date: 02/05/2023 Property Type: Subdivided Flat - Single OYO Flat



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



Price: \$747,000 Method: Private Sale Date: 15/10/2023 Property Type: Apartment

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



propertydata

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