### 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

118 Princes Street, Port Melbourne Vic 3207

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$990,000		&		\$1,080,000				
Median sale p	rice								
Median price	\$1,520,000	Pro	Property Type House		se		Suburb	Port Melbourne	
Period - From	18/02/2024	to	17/02/2025		So	urce	Property	/ Data	

#### 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	37 Lalor St PORT MELBOURNE 3207	\$1,010,000	19/12/2024
2	116 Princes St PORT MELBOURNE 3207	\$1,050,000	10/08/2024
3	16/97-101 Cruikshank St PORT MELBOURNE 3207	\$1,100,000	05/06/2024

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:

18/02/2025 17:14



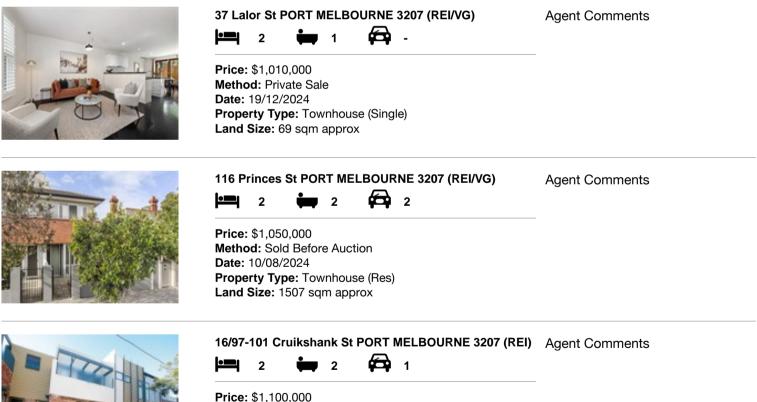
# **BigginScott**





Rooms: 4 Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$990,000 - \$1,080,000 Median House Price 18/02/2024 - 17/02/2025: \$1,520,000

## **Comparable Properties**



Method: Private Sale Date: 05/06/2024 Property Type: Townhouse (Res)

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



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