

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

7/130 Princes Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,375,000

&

\$1,450,000

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	12 Portview Sq PORT MELBOURNE 3207	\$1,515,000	11/12/2021
2	130 Raglan St PORT MELBOURNE 3207	\$1,473,998	12/11/2021
3	38 Velvet Rd PORT MELBOURNE 3207	\$1,400,000	09/12/2021

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 09:57

7/130 Princes Street, Port Melbourne Vic 3207

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3 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,375,000 - \$1,450,000

Median Townhouse Price

24/02/2021 - 23/02/2022: \$1,445,000

Comparable Properties



12 Portview Sq PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 1

Price: \$1,515,000

Method: Auction Sale

Date: 11/12/2021

Property Type: House (Res)

Land Size: 112 sqm approx



130 Raglan St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 2

Price: \$1,473,998

Method: Private Sale

Date: 12/11/2021

Property Type: Townhouse (Single)



38 Velvet Rd PORT MELBOURNE 3207 (VG)

Agent Comments

3 - -

Price: \$1,400,000

Method: Sale

Date: 09/12/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

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



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