# Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

# Indicative selling price

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

Range between \$950,000	&	\$990,000
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#### Median sale price

Median price	\$1,525,000	Pro	perty Type H	louse		Suburb	Port Melbourne
Period - From	01/10/2024	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

1	13/201 Graham St PORT MELBOURNE 3207	\$950,000	30/10/2024
2	108/50 Dow St PORT MELBOURNE 3207	\$988,000	10/02/2025
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:	02/04/2025 14:34
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Date of sale







Property Type: Townhouse

**Agent Comments** 

**Indicative Selling Price** \$950,000 - \$990,000 **Median House Price** December quarter 2024: \$1,525,000

# Comparable Properties



13/201 Graham St PORT MELBOURNE 3207 (REI/VG)



Price: \$950,000

Method: Sold Before Auction

Date: 30/10/2024

Property Type: Townhouse (Res)

Agent Comments

108/50 Dow St PORT MELBOURNE 3207 (REI/VG)



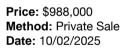
2







Agent Comments



Property Type: Apartment

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.

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