

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

404/320-332 PLUMMER STREET PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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 6 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

312/320-332 PLUMMER STREET PORT MELBOURNE VIC 3207	\$652,000	18-May-23
411/320-332 PLUMMER STREET PORT MELBOURNE VIC 3207	\$710,000	10-Jan-23
309/216 ROUSE STREET PORT MELBOURNE VIC 3207	\$680,000	26-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 19 June 2023

Besim Kanacevic
P 96905366
M 0433338757
E besim.kanacevic@belleproperty.com



**312/320-332 PLUMMER STREET
PORT MELBOURNE VIC 3207**

2 2 1

Sold Price ^{RS} **\$652,000** ^{UN} Sold Date **18-May-23**

Distance **0km**



**411/320-332 PLUMMER STREET
PORT MELBOURNE VIC 3207**

2 2 1

Sold Price **\$710,000** Sold Date **10-Jan-23**

Distance **0km**



**309/216 ROUSE STREET PORT
MELBOURNE VIC 3207**

2 2 1

Sold Price **\$680,000** Sold Date **26-Mar-23**

Distance **1.74km**

RS = Recent sale **UN** = Undisclosed Sale

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