

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

716/3 TARVER 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

\$560,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$756,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Nov 2023

to

31 Oct 2024

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

512/3 TARVER STREET PORT MELBOURNE VIC 3207	\$600,000	08-Jun-24
715/3 TARVER STREET PORT MELBOURNE VIC 3207	\$580,000	29-Jun-24
902/3 TARVER STREET PORT MELBOURNE VIC 3207	\$585,000	08-Oct-24

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: 14 November 2024

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**512/3 TARVER STREET PORT
MELBOURNE VIC 3207**

 2  1  1

Sold Price **\$600,000** Sold Date **08-Jun-24**

Distance **0km**



**715/3 TARVER STREET PORT
MELBOURNE VIC 3207**

 2  1  1

Sold Price **\$580,000** Sold Date **29-Jun-24**

Distance **0km**



**902/3 TARVER STREET PORT
MELBOURNE VIC 3207**

 2  1  1

Sold Price ^{RS} **\$585,000** Sold Date **08-Oct-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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