

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

323 Princes Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$1,675,000

Median sale price

Median price

\$1,745,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/10/2020

to

30/09/2021

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	378 Dorcas St SOUTH MELBOURNE 3205	\$1,750,000	04/10/2021
2	410 Park St SOUTH MELBOURNE 3205	\$1,750,000	04/12/2021
3	126 Farrell St PORT MELBOURNE 3207	\$1,715,000	16/10/2021

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:

18/12/2021 15:37

323 Princes Street, Port Melbourne Vic 3207

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2 2 0

Property Type: House
Agent Comments

Indicative Selling Price
\$1,675,000
Median House Price
Year ending September 2021: \$1,745,000

Comparable Properties



378 Dorcas St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

2 1 1

Price: \$1,750,000
Method: Private Sale
Date: 04/10/2021
Property Type: House
Land Size: 146 sqm approx



410 Park St SOUTH MELBOURNE 3205 (REI)

Agent Comments

2 1 -

Price: \$1,750,000
Method: Auction Sale
Date: 04/12/2021
Property Type: House (Res)



126 Farrell St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

2 1 1

Price: \$1,715,000
Method: Auction Sale
Date: 16/10/2021
Property Type: House (Res)
Land Size: 198 sqm approx

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



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