

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

211/3 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Dec 2023

to

30 Nov 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

3/100 STOKES STREET PORT MELBOURNE VIC 3207	\$1,237,000	18-Sep-24
4/61 DERHAM STREET PORT MELBOURNE VIC 3207	\$1,280,000	30-Nov-24
97 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$1,300,000	16-Aug-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: 17 December 2024



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**3/100 STOKES STREET PORT
MELBOURNE VIC 3207**

3 2 1

Sold Price **\$1,237,000** Sold Date **18-Sep-24**

Distance **1.7km**



**4/61 DERHAM STREET PORT
MELBOURNE VIC 3207**

3 2 -

Sold Price ^{RS} **\$1,280,000** Sold Date **30-Nov-24**

Distance **1.83km**



**97 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

3 3 -

Sold Price **\$1,300,000** Sold Date **16-Aug-24**

Distance **1.85km**

RS = Recent sale UN = Undisclosed Sale

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