Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 23 Evans Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$2,850,000		&		\$2,920,000				
Median sale p	rice								
Median price	\$1,935,000	Pro	perty Type Hous		se		Suburb	Port Melbourne	
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	106 Stokes St PORT MELBOURNE 3207	\$2,965,000	26/03/2022
2	39 Moubray St ALBERT PARK 3206	\$2,895,000	12/02/2022
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:

04/04/2022 12:21



RT Edgar





Property Type: House **Land Size:** 252 sqm approx Agent Comments Indicative Selling Price \$2,850,000 - \$2,920,000 Median House Price December quarter 2021: \$1,935,000

Comparable Properties



106 Stokes St PORT MELBOURNE 3207 (REI) Agent Comments

Price: \$2,965,000 Method: Auction Sale Date: 26/03/2022 Property Type: House (Res)

Land Size: 330 sqm approx



39 Moubray St ALBERT PARK 3206 (REI)



Price: \$2,895,000 Method: Auction Sale Date: 12/02/2022 Property Type: House (Res) Agent Comments

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.

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545

propertydata



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