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

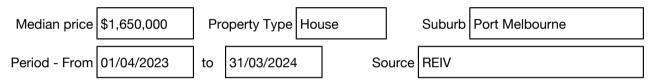
15 Legon Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$2,000,000

Median sale price



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.

Address of comparable property		Price	Date of sale
1	37 Cruikshank St PORT MELBOURNE 3207	\$2,000,000	09/03/2024
2	9 Legon St PORT MELBOURNE 3207	\$1,920,000	21/10/2023
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:

28/04/2024 20:24









Property Type: House (Res) Agent Comments Indicative Selling Price \$2,000,000 Median House Price Year ending March 2024: \$1,650,000

Comparable Properties



37 Cruikshank St PORT MELBOURNE 3207 Agent Comments (REI)



Price: \$2,000,000 Method: Sold Before Auction Date: 09/03/2024 Property Type: House (Res)



9 Legon St PORT MELBOURNE 3207 (REI/VG) Agent Comments



Price: \$1,920,000 Method: Auction Sale Date: 21/10/2023 Property Type: House (Res) Land Size: 139 sqm approx

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.

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propertydata



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