

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

327 Princes Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,705,000 Property Type House Suburb Port Melbourne

Period - From 01/01/2020 to 31/12/2020 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	116 Nott St PORT MELBOURNE 3207	\$1,072,000	12/12/2020
2	206 Heath St PORT MELBOURNE 3207	\$1,100,000	05/10/2020
3	58 Raglan St SOUTH MELBOURNE 3205	\$1,144,000	28/10/2020

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:

25/01/2021 13:55

327 Princes Street, Port Melbourne Vic 3207

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Property Type: House
Land Size: 131 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
Year ending December 2020: \$1,705,000

Comparable Properties



116 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments

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Price: \$1,072,000
Method: Auction Sale
Date: 12/12/2020
Property Type: House (Res)



206 Heath St PORT MELBOURNE 3207 (VG)

Agent Comments

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Price: \$1,100,000
Method: Sale
Date: 05/10/2020
Property Type: House - Attached House N.E.C.
Land Size: 95 sqm approx



58 Raglan St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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Price: \$1,144,000
Method: Auction Sale
Date: 28/10/2020
Property Type: House (Res)
Land Size: 109 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.