

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

422/3 Tarver Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$420,000

Median sale price

Median price

\$805,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/07/2021

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	229/70 Nott St PORT MELBOURNE 3207	\$436,500	30/09/2021
2	414/54 Nott St PORT MELBOURNE 3207	\$420,000	07/09/2021
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:

25/10/2021 15:17

422/3 Tarver Street, Port Melbourne Vic 3207



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$420,000

Median Unit Price

September quarter 2021: \$805,000

Comparable Properties



229/70 Nott St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$436,500

Method: Private Sale

Date: 30/09/2021

Property Type: Apartment



414/54 Nott St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$420,000

Method: Private Sale

Date: 07/09/2021

Rooms: 4

Property Type: Apartment

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



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