## 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

2/103 Liardet Street, Port Melbourne Vic 3207

## Indicative selling price

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Single price \$475,000

#### Median sale price

Median price	\$745,000	Pro	operty Type Unit	t	Suburb	Port Melbourne
Period - From	24/07/2023	to	23/07/2024	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 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	503/99 Nott St PORT MELBOURNE 3207	\$470,000	22/05/2024
2	201B/84 Bay St PORT MELBOURNE 3207	\$460,000	29/04/2024
3			

OR

**B**<sup>\*</sup> 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:

24/07/2024 11:31







**Property Type:** Apartment Agent Comments

Indicative Selling Price \$475,000 Median Unit Price 24/07/2023 - 23/07/2024: \$745,000

# **Comparable Properties**



503/99 Nott St PORT MELBOURNE 3207 (REI/VG)



Price: \$470,000 Method: Private Sale Date: 22/05/2024 Property Type: Unit Agent Comments

201B/84 Bay St PORT MELBOURNE 3207 (VG) Agent Comments



Price: \$460,000 Method: Sale Date: 29/04/2024 Property Type: Subdivided Flat - Single OYO Flat

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 - Woodards | P: 03 9805 1111 | F: 03 9805 1199

propertydata



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