

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

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

Single price

\$475,000

Median sale price

Median price

\$745,000

Property Type

Unit

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 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	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* 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



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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)

Agent Comments

 1  1  1

Price: \$470,000

Method: Private Sale

Date: 22/05/2024

Property Type: Unit

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

 1  -  -

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