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

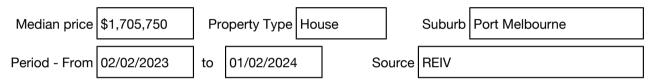
7 Walter Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$2,395,000

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	44 Edwards Av PORT MELBOURNE 3207	\$2,200,000	16/06/2023
2	37 Poolman St PORT MELBOURNE 3207	\$2,450,000	04/04/2023
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:

02/02/2024 13:00



BigginScott





Property Type: House Land Size: 405 sqm approx Agent Comments Indicative Selling Price \$2,395,000 Median House Price 02/02/2023 - 01/02/2024: \$1,705,750

Comparable Properties

44 Edwards Av PORT MELBOURNE 3207 (REI/VG) 4 2 3 3 Price: \$2,200,000 Method: Private Sale Date: 16/06/2023 Property Type: House Land Size: 322 sqm approx	Agent Comments
37 Poolman St PORT MELBOURNE 3207 (REI/VG) 4 2 3 3 Price: \$2,450,000 Method: Private Sale Date: 04/04/2023 Property Type: House Land Size: 316 sqm approx	Agent Comments

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 - Biggin & Scott | P: 8671 3777 | F: 8671 3700

propertydata



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.