

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

10 Cumberland Road, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,850,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/10/2021

to

30/09/2022

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	6 Centre Av PORT MELBOURNE 3207	\$1,450,000	06/10/2022
2	5 Lind Av PORT MELBOURNE 3207	\$1,410,000	03/08/2022
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:

02/12/2022 09:06

Cheyne Fox

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending September 2022: \$1,850,000



3 1 1

Property Type: House

Agent Comments

Comparable Properties



6 Centre Av PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

3 1 2

Price: \$1,450,000

Method: Sold Before Auction

Date: 06/10/2022

Property Type: House (Res)

Land Size: 368 sqm approx



5 Lind Av PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

3 1 2

Price: \$1,410,000

Method: Private Sale

Date: 03/08/2022

Property Type: House

Land Size: 368 sqm approx

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 - Whitefox Real Estate | P: 96459699