## Statement of Information

## Single residential property located in the Melbourne metropolitan area

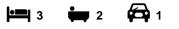
## Section 47AF of the Estate Agents Act 1980

Propert	ty offered fo	or sale						
Address Including suburb and postcode		nd	11 Mariposa Place, Port Melbourne Vic 3207					
Indicati	ive selling p	rice						
For the r	meaning of thi	is price see co	nsumer.vic.gov.au	/underquot	ing			
Range	between \$1,	925,000	8 \$1,975,000					
Median	sale price							
Media	an price \$1,59	90,000 F	Property Type House Subu			urb Port Melbourne		
Period - From 29/07/		7/2023 to	to 28/07/2024 Source REIV			1		
Compa	rable prope	rty sales (*D	elete A or B bel	ow as app	olicable)			
	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								
2								
3								
OR								
			s representative reatwo kilometres of	•			•	
This Statement of Information was prepared on:					29/07/2024 15:47			









Property Type: House Agent Comments

Indicative Selling Price \$1,925,000 - \$1,975,000 Median House Price 29/07/2023 - 28/07/2024: \$1,590,000

## Comparable Properties

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.

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