

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

5/29 BEACONSFIELD PARADE PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$3,000,000

&

\$3,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$729,750

Property type

Unit

Suburb

Port Melbourne

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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 6 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

302/2 PIER STREET PORT MELBOURNE VIC 3207	\$3,000,000	27-Feb-23

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 6 months.

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David Wood
P 03 9272 1111
M 0418 315 114
E david.wood@belleproperty.com



**302/2 PIER STREET PORT
MELBOURNE VIC 3207**

 3  2  2

Sold Price ^{RS} **\$3,000,000** ^{UN} Sold Date **27-Feb-23**

Distance **1.27km**

RS = Recent sale **UN** = Undisclosed Sale

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