

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

152 INGLES STREET 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

\$1,160,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,500

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Oct 2023

to

30 Sep 2024

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

172 INGLES STREET PORT MELBOURNE VIC 3207	\$1,200,000	23-Sep-24
182 INGLES STREET PORT MELBOURNE VIC 3207	\$1,160,000	29-Apr-24
20 SUNLIGHT ROAD PORT MELBOURNE VIC 3207	\$1,190,000	13-Jul-24

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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Christine Cheung
P 0396422789
M 0413013318
E christine@loyalventure.com.au



172 INGLES STREET PORT
MELBOURNE VIC 3207

3 3 2

Sold Price ^{RS} **\$1,200,000** ^{UN} Sold Date **23-Sep-24**

Distance **0.08km**



182 INGLES STREET PORT
MELBOURNE VIC 3207

3 3 2

Sold Price **\$1,160,000** Sold Date **29-Apr-24**

Distance **0.1km**



20 SUNLIGHT ROAD PORT
MELBOURNE VIC 3207

3 3 2

Sold Price ^{RS} **\$1,190,000** Sold Date **13-Jul-24**

Distance **0.11km**

RS = Recent sale UN = Undisclosed Sale

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