

# 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

385 Princes Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$930,000 & \$990,000

### Median sale price

Median price \$1,720,000 Property Type House Suburb Port Melbourne

Period - From 01/10/2020 to 31/12/2020 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	45 Bridge St PORT MELBOURNE 3207	\$1,010,000	18/03/2020
2	136 Nott St PORT MELBOURNE 3207	\$980,000	02/07/2020
3	133 Cruikshank St PORT MELBOURNE 3207	\$980,000	24/04/2020

**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:

24/02/2021 11:08



**Property Type:** House

**Land Size:** 131 sqm approx

Agent Comments

## Comparable Properties



**45 Bridge St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments



**Price:** \$1,010,000

**Method:** Private Sale

**Date:** 18/03/2020

**Rooms:** 3

**Property Type:** House

**Land Size:** 95 sqm approx



**136 Nott St PORT MELBOURNE 3207 (REI/VG)** Agent Comments



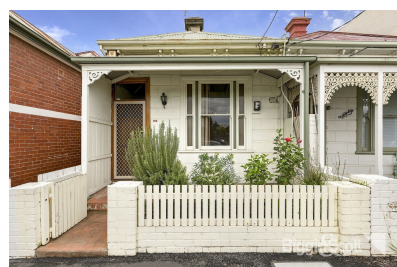
**Price:** \$980,000

**Method:** Private Sale

**Date:** 02/07/2020

**Property Type:** House

**Land Size:** 138 sqm approx



**133 Cruikshank St PORT MELBOURNE 3207 (VG)** Agent Comments

1 bathroom



**Price:** \$980,000

**Method:** Sale

**Date:** 24/04/2020

**Property Type:** House - Attached House N.E.C.

**Land Size:** 111 sqm approx