

## 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

903/320-332 PLUMMER STREET PORT MELBOURNE VIC 3207

### Indicative selling price

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

Single Price

or range  
between

\$1,500,000

&

\$1,600,000

### 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

20 PROHASKY STREET PORT MELBOURNE VIC 3207	\$1,950,000	05-Dec-22
504/111 NOTT STREET PORT MELBOURNE VIC 3207	\$1,790,000	28-Nov-22

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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### 20 PROHASKY STREET PORT MELBOURNE VIC 3207

3 2 2

Sold Price **\$1,950,000** Sold Date **05-Dec-22**

Distance **0km**



### 504/111 NOTT STREET PORT MELBOURNE VIC 3207

3 2 2

Sold Price **\$1,790,000** Sold Date **28-Nov-22**

Distance **1.76km**

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

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