

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 96 Princes Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,670,000

Median sale price

Median price \$1,935,000

Property Type House

Suburb Port Melbourne

Period - From 01/10/2021

to 31/12/2021

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	46 Station St PORT MELBOURNE 3207	\$1,640,000	08/03/2022
2			
3			

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:

30/03/2022 18:28



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Property Type: House
Land Size: 197 sqm approx
Agent Comments

Indicative Selling Price

\$1,670,000

Median House Price

December quarter 2021: \$1,935,000

Comparable Properties



46 Station St PORT MELBOURNE 3207 (REI)

Agent Comments

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Price: \$1,640,000
Method: Private Sale
Date: 08/03/2022
Property Type: House
Land Size: 157 sqm approx

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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