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

1/74 Stokes Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$749,000

Median sale price

Median price	\$748,000	Pro	perty Type Unit		Suburb	Port Melbourne
Period - From	01/07/2023	to	30/09/2023	Sourc	ce 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.

Ado	dress of comparable property	Price	Date of sale
1	1/3 Liardet St PORT MELBOURNE 3207	\$762,500	07/10/2023
2	514/99 Dow St PORT MELBOURNE 3207	\$745,000	22/05/2023
3	108/2 Rouse St PORT MELBOURNE 3207	\$705,000	22/09/2023

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:

24/10/2023 16:28









Property Type: Apartment Agent Comments

Indicative Selling Price \$749,000 **Median Unit Price** September guarter 2023: \$748,000

Comparable Properties



1/3 Liardet St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$762,500

(REI/VG)



514/99 Dow St PORT MELBOURNE 3207

1

Agent Comments



Price: \$745,000 Method: Private Sale Date: 22/05/2023 Property Type: Apartment



108/2 Rouse St PORT MELBOURNE 3207 (REI/VG) 2

Agent Comments

Price: \$705,000 Method: Sold Before Auction Date: 22/09/2023 Property Type: Apartment

Account - Cayzer | P: 03 9699 5999



propertydata

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