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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