

# 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 45 Stokes 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 \$1,800,000 & \$1,980,000

### Median sale price

Median price \$1,823,500 Property Type House Suburb Port Melbourne

Period - From 01/01/2021 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	7/103a Stokes St PORT MELBOURNE 3207	\$1,970,000	20/11/2021
2	381 Coventry St SOUTH MELBOURNE 3205	\$1,900,000	24/12/2021
3	301 Esplanade East PORT MELBOURNE 3207	\$1,837,000	11/12/2021

**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: 07/03/2022 13:51



2   2   1

**Rooms:** 4  
**Property Type:** House  
**Land Size:** 14545 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,800,000 - \$1,980,000  
**Median House Price**  
 Year ending December 2021: \$1,823,500

## Comparable Properties



**7/103a Stokes St PORT MELBOURNE 3207 (REI)**   Agent Comments

4   3   2

**Price:** \$1,970,000  
**Method:** Auction Sale  
**Date:** 20/11/2021  
**Property Type:** House (Res)



**381 Coventry St SOUTH MELBOURNE 3205 (REI)**   Agent Comments

2   1   1

**Price:** \$1,900,000  
**Method:** Private Sale  
**Date:** 24/12/2021  
**Property Type:** House



**301 Esplanade East PORT MELBOURNE 3207 (REI)**   Agent Comments

2   1   2

**Price:** \$1,837,000  
**Method:** Auction Sale  
**Date:** 11/12/2021  
**Property Type:** House (Res)

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