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 | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|----------------|
| Range betweer | \$1,800,000 | | & | | \$1,980,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,823,500 | Pro | operty Type | Hou | ise | | Suburb | Port Melbourne |
| Period - From | 01/01/2021 | to | 31/12/2021 | | So | urce | 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.

| Ade | dress 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.

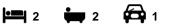
This Statement of Information was prepared on:

07/03/2022 13:51



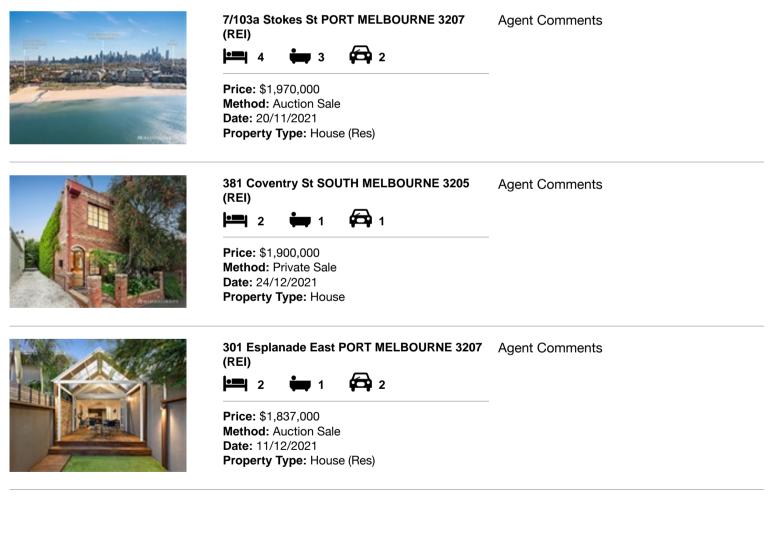






Rooms: 4 Property Type: House Land Size: 14545 sqm approx Agent Comments Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price Year ending December 2021: \$1,823,500

Comparable Properties



Account - Cayzer | P: 03 9646 0812

propertydata



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