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

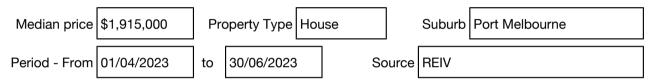
6/343 Williamstown Road, Port Melbourne Vic 3207

Indicative selling price

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			consumer.vic.gov.a	a/ under quoting

Single price \$1,750,000

Median sale price



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	15 Hobsons Bay Pde PORT MELBOURNE 3207	\$2,075,000	20/07/2023
2	8/105 Beach St PORT MELBOURNE 3207	\$2,022,500	29/07/2023
3	265 Graham St PORT MELBOURNE 3207	\$1,921,000	01/06/2023

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:

25/09/2023 14:04









Property Type: Townhouse Agent Comments Indicative Selling Price \$1,750,000 Median House Price June quarter 2023: \$1,915,000

Comparable Properties



15 Hobsons Bay Pde PORT MELBOURNE 3207 Agent Comments (REI)



Price: \$2,075,000 Method: Expression of Interest Date: 20/07/2023 Property Type: House



8/105 Beach St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$2,022,500 Method: Auction Sale Date: 29/07/2023 Property Type: Townhouse (Res)



265 Graham St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,921,000 Method: Private Sale Date: 01/06/2023 Property Type: Townhouse (Res) Land Size: 157 sqm approx

Account - Cayzer | P: 03 9699 5999



propertydata

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