## 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

71 Heath Street, Port Melbourne Vic 3207

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,670,000		&		\$1,810,000				
Median sale p	rice								
Median price	\$1,850,000	Pro	operty Type	Hou	se		Suburb	Port Melbourne	
Period - From	01/10/2023	to	31/12/2023		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	287 Esplanade East PORT MELBOURNE 3207	\$1,840,000	16/09/2023
2	220 Nott St PORT MELBOURNE 3207	\$1,825,000	09/09/2023
3	51 Bridge St PORT MELBOURNE 3207	\$1,770,000	10/09/2023

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:

06/02/2024 11:46









Property Type: House (Res) Agent Comments Indicative Selling Price \$1,670,000 - \$1,810,000 Median House Price December quarter 2023: \$1,850,000

# **Comparable Properties**



287 Esplanade East PORT MELBOURNE 3207 Agent Comments (REI/VG)



Price: \$1,840,000 Method: Auction Sale Date: 16/09/2023 Property Type: House (Res) Land Size: 200 sqm approx

220 Nott St PORT MELBOURNE 3207 (REI/VG) Agent Comments



Price: \$1,825,000 Method: Auction Sale Date: 09/09/2023 Property Type: House (Res) Land Size: 95 sqm approx



51 Bridge St PORT MELBOURNE 3207 (REI/VG)

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Agent Comments

Price: \$1,770,000 Method: Private Sale Date: 10/09/2023 Property Type: House Land Size: 129 sqm approx

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#### Account - Cayzer | P: 03 9699 5999



propertydata

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