## 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

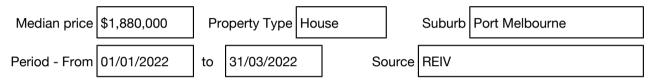
76 Heath Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
--

Single price \$1,090,000

#### 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.

Address of comparable property		Price	Date of sale
1	216 Albert St PORT MELBOURNE 3207	\$1,138,888	04/02/2022
2	120 Tope St SOUTH MELBOURNE 3205	\$1,110,000	03/05/2022
3	342 Ross St PORT MELBOURNE 3207	\$1,060,000	26/03/2022

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:

09/05/2022 10:26









Property Type: House (Res) Agent Comments Indicative Selling Price \$1,090,000 Median House Price March quarter 2022: \$1,880,000

# **Comparable Properties**



216 Albert St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,138,888 Method: Private Sale Date: 04/02/2022 Property Type: House



120 Tope St SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$1,110,000 Method: Private Sale Date: 03/05/2022 Property Type: House

2

342 Ross St PORT MELBOURNE 3207 (REI)

**6** 1

Agent Comments



Price: \$1,060,000 Method: Auction Sale Date: 26/03/2022 Property Type: House (Res) Land Size: 94 sqm approx

## Account - Cayzer | P: 03 9646 0812

propertydata



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.