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

13 Barak Road, Port Melbourne Vic 3207

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,300,000		&		\$2,500,000			
Median sale p	rice							
Median price	\$1,650,000	Pro	operty Type	Ηοι	ise		Suburb	Port Melbourne
Period - From	01/04/2023	to	31/03/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	71 The Crescent PORT MELBOURNE 3207	\$2,450,000	20/10/2023
2			
3			

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:

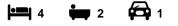
16/04/2024 15:09



13 Barak Road, Port Melbourne Vic 3207

WHIJEFOX





Property Type: House Agent Comments

Cheyne Fox 03 9068 4850 0410 216 156 cheyne@whitefoxrealestate.com.au

Indicative Selling Price \$2,300,000 - \$2,500,000 Median House Price Year ending March 2024: \$1,650,000

Comparable Properties



71 The Crescent PORT MELBOURNE 3207 (REI/VG)



Price: \$2,450,000 Method: Sold Before Auction Date: 20/10/2023 Property Type: House (Res) Land Size: 263 sqm approx Agent Comments

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.

Account - Whitefox Real Estate | P: 96459699



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