

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

134 Heath Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,700,000 Property Type House Suburb Port Melbourne

Period - From 19/02/2023 to 18/02/2024 Source 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.

	Address of comparable property	Price	Date of sale
1	342 Ross St PORT MELBOURNE 3207	\$1,205,000	29/09/2023
2	249 Princes St PORT MELBOURNE 3207	\$1,030,000	30/08/2023
3	19 Spring St.E PORT MELBOURNE 3207	\$1,205,000	09/12/2023

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:

19/02/2024 15:48



Property Type: House

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

19/02/2023 - 18/02/2024: \$1,700,000

Comparable Properties

342 Ross St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$1,205,000

Method:

Date: 29/09/2023

Property Type: House

249 Princes St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$1,030,000

Method:

Date: 30/08/2023

Property Type: House



19 Spring St.E PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$1,205,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Account - Cayzer | P: 03 9646 0812



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