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

14/15 Liardet Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betwee	\$695,000		&		\$745,000)		
Median sale p	rice							
Median price	\$748,000	Pro	operty Type	Unit			Suburb	Port Melbourne
Period - From	01/07/2023	to	30/09/2023		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.

Add	dress of comparable property	Price	Date of sale
1	1/3 Liardet St PORT MELBOURNE 3207	\$762,500	07/10/2023
2	309/55 Bay St PORT MELBOURNE 3207	\$755,000	04/09/2023
3	7/83 Pickles St PORT MELBOURNE 3207	\$695,000	19/07/2023

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:

31/10/2023 17:37



14/15 Liardet Street, Port Melbourne Vic 3207

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Property Type: Subdivided Flat -Single OYO Flat Agent Comments

Matthew Grima 9832 1167 0403 438 601 matthew.grima@marshallwhite.com.au

> **Indicative Selling Price** \$695,000 - \$745,000 **Median Unit Price** September quarter 2023: \$748,000

Comparable Properties



1/3 Liardet St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$762,500 Method: Auction Sale Date: 07/10/2023 Property Type: Apartment



309/55 Bay St PORT MELBOURNE 3207 (REI) Agent Comments





Price: \$755,000 Method: Private Sale Date: 04/09/2023 Property Type: Unit



7/83 Pickles St PORT MELBOURNE 3207 (REI/VG)



Price: \$695.000 Method: Sold Before Auction Date: 19/07/2023 Property Type: Apartment

Account - Marshall White | P: 03 9822 9999



propertydata

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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.

Agent Comments