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

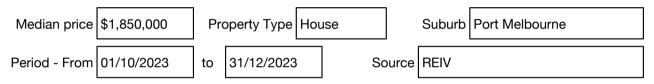
14 Prohasky Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/u	underquoting
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Single price \$1,800,000

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	401/55 Bay St PORT MELBOURNE 3207	\$1,900,000	30/11/2023
2	5 Strathaird Mews PORT MELBOURNE 3207	\$1,850,000	11/11/2023
3	18 Morley St PORT MELBOURNE 3207	\$1,815,000	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:

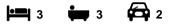
19/01/2024 12:11





Jake Hu 0488 028 978 jake@melbournerealestate.com.au





Property Type: Townhouse Agent Comments

Indicative Selling Price \$1,800,000 Median House Price December quarter 2023: \$1,850,000

Comparable Properties



401/55 Bay St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,900,000 Method: Private Sale Date: 30/11/2023 Property Type: Apartment Land Size: 235 sqm approx



5 Strathaird Mews PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$1,850,000 Method: Auction Sale Date: 11/11/2023 Property Type: House (Res)



18 Morley St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

Price: \$1,815,000 Method: Auction Sale Date: 09/12/2023 Property Type: House (Res) Land Size: 180 sqm approx

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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