

# 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

147 Cruikshank Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$1,850,000 Property Type House Suburb Port Melbourne

Period - From 01/10/2023 to 31/12/2023 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	92a Nott St PORT MELBOURNE 3207	\$2,260,000	28/10/2023
2	317 Nott St PORT MELBOURNE 3207	\$2,250,000	18/12/2023
3	34 Cruikshank St PORT MELBOURNE 3207	\$1,920,000	18/11/2023

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:

31/01/2024 16:21

Justin Holod

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0411 669 161

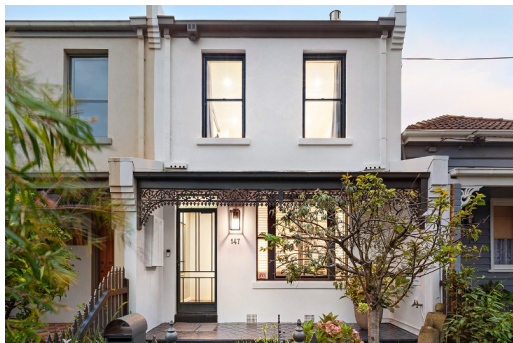
justin.holod@marshallwhite.com.au

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

December quarter 2023: \$1,850,000



3 2 1

**Property Type:** House (Res)

**Land Size:** 206 sqm approx

Agent Comments

## Comparable Properties



92a Nott St PORT MELBOURNE 3207 (REI)

Agent Comments

4 3 1

**Price:** \$2,260,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)



317 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 -

**Price:** \$2,250,000

**Method:** Private Sale

**Date:** 18/12/2023

**Property Type:** House (Res)



34 Cruikshank St PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 1

**Price:** \$1,920,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (Res)

Account - Marshall White | P: 03 9822 9999