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										
Range betweer	\$2,000,000		&		\$2,200,000					
Median sale price										
Median price	\$1,850,000	Pro	Property Type Hous		se		Suburb	Port Melbourne		
Period - From	01/10/2023	to	31/12/2023		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	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



147 Cruikshank Street, Port Melbourne Vic 3207

🗂 MARSHALLWHITE





Property Type: House (Res) **Land Size:** 206 sqm approx Agent Comments Justin Holod 9832 1160 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

Comparable Properties



92a Nott St PORT MELBOURNE 3207 (REI)



Price: \$2,260,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res)

Agent Comments

Agent Comments

Agent Comments



317 Nott St PORT MELBOURNE 3207 (REI)

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Price: \$2,250,000 Method: Private Sale Date: 18/12/2023 Property Type: House (Res)



34 Cruikshank St PORT MELBOURNE 3207 (REI)



Price: \$1,920,000 Method: Auction Sale Date: 18/11/2023 Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999



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