## 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

15 Legon Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,800,000		&		\$1,980,000					
Median sale pr	rice									
Median price	\$1,775,000	Pro	operty Type	Hou	ise		Suburb	Port Melbourne		
Period - From	01/01/2023	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 sixmonths 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	9 Legon St PORT MELBOURNE 3207	\$1,920,000	21/10/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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:

28/03/2024 12:04









**Property Type:** House **Land Size:** 115 sqm approx Agent Comments Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price Year ending December 2023: \$1,775,000

# **Comparable Properties**



9 Legon St PORT MELBOURNE 3207 (REI/VG) Agent Comments



Price: \$1,920,000 Method: Auction Sale Date: 21/10/2023 Property Type: House (Res) Land Size: 139 sqm approx

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.

#### Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400

propertydata



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