### 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

18 Morley Street, Port Melbourne Vic 3207

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,700,000		&		\$1,800,000					
Median sale p	rice									
Median price	\$1,578,000	Pro	operty Type	Hou	se		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	21 Mariposa PI PORT MELBOURNE 3207	\$1,775,000	17/05/2023
2	5 Strathaird Mews PORT MELBOURNE 3207	\$1,850,000	11/11/2023
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:

16/11/2023 15:53



# **BigginScott**





Property Type: Other (Commercial) Land Size: 179.874 sqm approx Agent Comments Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price September quarter 2023: \$1,578,000

## **Comparable Properties**



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 - Biggin & Scott | P: 8671 3777 | F: 8671 3700

propertydata



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