

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

19 Spring St East, Port Melbourne Vic 3207
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,000,000

 &

\$1,100,000

Median sale price

Median price

\$1,578,000

 Property Type

House

 Suburb

Port Melbourne

Period - From

01/07/2023

 to

30/09/2023

 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	21 Spring St.E PORT MELBOURNE 3207	\$1,120,000	27/06/2023
2	26 Iffla St SOUTH MELBOURNE 3205	\$1,060,000	28/10/2023
3	249 Princes St PORT MELBOURNE 3207	\$1,030,000	30/08/2023

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:

15/11/2023 09:10



Property Type: HOUSE
Land Size: 96 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
September quarter 2023: \$1,578,000

Comparable Properties



21 Spring St.E PORT MELBOURNE 3207 (REI) **Agent Comments**



Price: \$1,120,000
Method: Private Sale
Date: 27/06/2023
Property Type: House



26 Iffla St SOUTH MELBOURNE 3205 (REI) **Agent Comments**



Price: \$1,060,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)



249 Princes St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**



Price: \$1,030,000
Method: Sold Before Auction
Date: 30/08/2023
Property Type: House (Res)
Land Size: 97 sqm approx

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