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

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,000,000		&		\$1,100,000			
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 six months 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 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





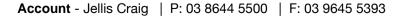
Price: \$1,060,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res)



249 Princes St PORT MELBOURNE 3207 (REI/VG)



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







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