

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

191 Princes Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,733,250

Property Type

House

Suburb

Port Melbourne

Period - From

28/02/2023

to

27/02/2024

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	59 Spring St.E PORT MELBOURNE 3207	\$1,530,000	08/12/2023
2	8 Portview Sq PORT MELBOURNE 3207	\$1,550,000	10/02/2024
3	15 Davies St PORT MELBOURNE 3207	\$1,605,000	11/11/2023

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:

28/02/2024 12:53



 3  2  1

Property Type: Townhouse (Res)

Land Size: 105 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

28/02/2023 - 27/02/2024: \$1,733,250

Comparable Properties



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

 3  2  -

Price: \$1,530,000

Method: Private Sale

Date: 08/12/2023

Property Type: House



8 Portview Sq PORT MELBOURNE 3207 (REI) **Agent Comments**

 3  2  1

Price: \$1,550,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)



15 Davies St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

 3  2  1

Price: \$1,605,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 146 sqm approx

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