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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,500,000		&		\$1,600,000			
Median sale price								
Median price	\$1,733,250	Pro	operty Type	Hou	se		Suburb	Port Melbourne
Period - From	28/02/2023	to	27/02/2024		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	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



BigginScott





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



Price: \$1,530,000 Method: Private Sale Date: 08/12/2023 Property Type: House



8 Portview Sq PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,550,000 Method: Auction Sale Date: 10/02/2024 Property Type: House (Res)



15 Davies St PORT MELBOURNE 3207 (REI/VG)



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



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Agent Comments