

Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 1A ADAMS LANE, PORT MELBOURNE, VIC 3207

Indicative selling price

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

Single price or range between \$1,280,000 & \$1,380,000

Median sale price

Median price \$1,650,000 Property Type House Suburb PORT MELBOURNE

Period - From 01/01/2023 to 09/11/2023 Source CoreLogic

Comparable property sales

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
87 EVANS STREET, PORT MELBOURNE, VIC 3207	\$1,580,000	22/09/2023
4 TURVILLE PLACE, PORT MELBOURNE, VIC 3207	\$1,500,000	07/09/2023
42 CAMBRIDGE STREET, PORT MELBOURNE, VIC 3207	\$1,428,000	06/05/2023

This Statement of Information was prepared on: 9/11/2023