

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

201/10 Princes Street, Port Melbourne, VIC 3207

Indicative selling price

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

Single price

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 or range between

\$1,250,000

 &

\$1,350,000

Median sale price

Median price

\$ 768,500

 Property type

Unit

 Suburb

Port Melbourne

Period - From

28/05/2023

 to

27/05/2024

 Source

pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	505/ 89 Beach St, Port Melbourne Vic	\$1,393,500	10/05/2024
2	10/ 6 Graham St, Port Melbourne Vic	\$1,310,000	17/04/2024
3	102/ 90 Beach St, Port Melbourne Vic	\$1,399,999	14/12/2023

This Statement of Information was prepared on:

28/05/2024

