

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

212/320-332 PLUMMER STREET PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

315/3 TARVER STREET PORT MELBOURNE VIC 3207	\$720,000	26-Feb-24
606/320-332 PLUMMER STREET PORT MELBOURNE VIC 3207	\$747,000	15-Oct-23
1110/3 TARVER STREET PORT MELBOURNE VIC 3207	\$800,000	02-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 28 March 2024

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**315/3 TARVER STREET PORT
MELBOURNE VIC 3207**

 3  2  1

Sold Price

^{RS} **\$720,000**

Sold Date **26-Feb-24**

Distance **0.04km**



**606/320-332 PLUMMER STREET
PORT MELBOURNE VIC 3207**

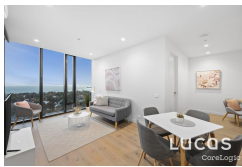
 2  2  1

Sold Price

\$747,000

Sold Date **15-Oct-23**

Distance **0.04km**



**1110/3 TARVER STREET PORT
MELBOURNE VIC 3207**

 2  2  2

Sold Price

\$800,000

Sold Date **02-Oct-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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