

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 249 Princes Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$875,000 & \$950,000

Median sale price

Median price \$1,915,000 Property Type House Suburb Port Melbourne

Period - From 01/04/2023 to 30/06/2023 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 | 47 Bridge St PORT MELBOURNE 3207 | \$960,500 | 20/04/2023 |
| 2 | | | |
| 3 | | | |

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: 23/08/2023 13:04

Cheyne Fox

03 9068 4850

0410 216 156

cheyne@whitefoxrealestate.com.au

Indicative Selling Price

\$875,000 - \$950,000

Median House Price

June quarter 2023: \$1,915,000



Property Type: House (Res)

Land Size: 103 sqm approx

Agent Comments

Comparable Properties



47 Bridge St PORT MELBOURNE 3207
(REI/VG)

Agent Comments



Price: \$960,500

Method: Private Sale

Date: 20/04/2023

Property Type: House

Land Size: 94 sqm approx

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.

Account - Whitefox Real Estate | P: 96459699



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