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

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 29 Ross Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,550,000			
Median sale p	rice							
Median price	\$1,650,000	Pro	operty Type	Hou	House		Suburb	Port Melbourne
Period - From	01/04/2023	to	31/03/2024		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 sixmonths 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	15 Davies St PORT MELBOURNE 3207	\$1,605,000	11/11/2023
2	59 Spring St.E PORT MELBOURNE 3207	\$1,530,000	08/12/2023
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:

01/05/2024 09:49







Property Type: House - Terrace **Land Size:** 136 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,550,000 Median House Price Year ending March 2024: \$1,650,000

Comparable Properties



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 - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393

propertydata



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