### 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 3/8 Thomas Street, Port Melbourne Vic 3207

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,200,000		&		\$1,300,000					
Median sale price										
Median price	\$1,200,000	Pro	operty Type	Том	nhouse		Suburb	Port Melbourne		
Period - From	23/01/2023	to	22/01/2024		So	ource	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	29/15 Beach St PORT MELBOURNE 3207	\$1,270,000	28/10/2023
2	136 Princes St PORT MELBOURNE 3207	\$1,250,000	11/12/2023
3			

OR

**B**<sup>\*</sup> 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:

23/01/2024 15:49



# **BigginScott**





**Property Type:** Townhouse **Land Size:** 192 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median Townhouse Price 23/01/2023 - 22/01/2024: \$1,200,000

## **Comparable Properties**



29/15 Beach St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,270,000 Method: Auction Sale Date: 28/10/2023 Property Type: Townhouse (Res)



136 Princes St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,250,000 Method: Sold Before Auction Date: 11/12/2023 Property Type: Townhouse (Res)

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 - Biggin & Scott | P: 8671 3777 | F: 8671 3700

propertydata



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