

# 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

3/8 Thomas Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,200,000

&

\$1,300,000

### Median sale price

Median price

\$1,200,000

Property Type

Townhouse

Suburb

Port Melbourne

Period - From

23/01/2023

to

22/01/2024

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	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\*** 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



3 2 2

**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**

3 2 1

**Price:** \$1,270,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** Townhouse (Res)



**136 Princes St PORT MELBOURNE 3207 (REI)** **Agent Comments**

2 2 1

**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