## 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 Coogee Place, Port Melbourne Vic 3207

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting			
Range betweer	\$2,350,000		&		\$2,550,000				
Median sale price									
Median price	\$1,650,000	Pro	operty Type	Ηοι	ise		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.

Ade	dress of comparable property	Price	Date of sale
1	7 Australis Cirt PORT MELBOURNE 3207	\$2,550,000	20/04/2024
2			
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:

29/05/2024 09:25







**Property Type:** House (Res) **Land Size:** 300 sqm approx Agent Comments Indicative Selling Price \$2,350,000 - \$2,550,000 Median House Price Year ending March 2024: \$1,650,000

# **Comparable Properties**



7 Australis Cirt PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$2,550,000 Method: Private Sale Date: 20/04/2024 Property Type: House (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 - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393

propertydata



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