

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

405/320-332 PLUMMER STREET PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

101/38 NOTT STREET PORT MELBOURNE VIC 3207	\$480,000	27-Jul-23
2807E/888 COLLINS STREET DOCKLANDS VIC 3008	\$470,000	11-Sep-23
409/320-332 PLUMMER STREET PORT MELBOURNE VIC 3207	\$460,000	02-Aug-23

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 6 months.

This Statement of Information was prepared on: 15 November 2023



**101/38 NOTT STREET PORT
MELBOURNE VIC 3207**

1 1 1

Sold Price **\$480,000** Sold Date **27-Jul-23**

Distance **1.78km**



**2807E/888 COLLINS STREET
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$470,000** Sold Date **11-Sep-23**

Distance **2.49km**



**409/320-332 PLUMMER STREET
PORT MELBOURNE VIC 3207**

1 1 1

Sold Price **\$460,000** Sold Date **02-Aug-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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