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

406 Williamstown Road, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,300,000		&		\$1,400,000					
Median sale p	rice									
Median price	\$1,700,000	Pro	operty Type	Hou	se		Suburb	Port Melbourne		
Period - From	06/02/2023	to	05/02/2024		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.

Add	dress of comparable property	Price	Date of sale
1	328 Williamstown Rd PORT MELBOURNE 3207	\$1,415,000	22/09/2023
2			
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:

06/02/2024 12:04



BigginScott





Property Type: Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price 06/02/2023 - 05/02/2024: \$1,700,000

Comparable Properties



328 Williamstown Rd PORT MELBOURNE 3207 (REI/VG)



Price: \$1,415,000 Method: Private Sale Date: 22/09/2023 Property Type: House Land Size: 319 sqm approx Agent Comments

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.

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