

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

409/3 TARVER 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

Other

Suburb

Port Melbourne

Period-from

01 Jan 2023

to

31 Dec 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

1/232-242 ROUSE STREET PORT MELBOURNE VIC 3207	\$625,000	19-Aug-23
506/166 ROUSE STREET PORT MELBOURNE VIC 3207	\$615,000	20-Jul-23
18/334 PRINCES STREET PORT MELBOURNE VIC 3207	\$640,000	20-Oct-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: 08 January 2024



**1/232-242 ROUSE STREET PORT
MELBOURNE VIC 3207**

2 1 1

Sold Price **\$625,000** Sold Date **19-Aug-23**

Distance **1.7km**



**506/166 ROUSE STREET PORT
MELBOURNE VIC 3207**

2 1 1

Sold Price **\$615,000** Sold Date **20-Jul-23**

Distance **1.83km**



**18/334 PRINCES STREET PORT
MELBOURNE VIC 3207**

2 1 -

Sold Price ^{RS} **\$640,000** Sold Date **20-Oct-23**

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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