

## 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

706/320-332 PLUMMER 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$675,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$742,500

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Jun 2023

to

31 May 2024

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

|   |           |           |
|---|-----------|-----------|
| 809/3 TARVER STREET PORT MELBOURNE VIC 3207 | \$757,000 | 03-Jun-24 |
| 806/3 TARVER STREET PORT MELBOURNE VIC 3207 | \$720,000 | 04-Mar-24 |
|   |           |           |

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: 11 June 2024



**809/3 TARVER STREET PORT  
MELBOURNE VIC 3207**

2 2 1

Sold Price

<sup>RS</sup>

**\$757,000**

Sold Date

**03-Jun-24**

Distance

**0km**



**806/3 TARVER STREET PORT  
MELBOURNE VIC 3207**

2 2 1

Sold Price

**\$720,000**

Sold Date

**04-Mar-24**

Distance

**0.06km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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