

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,442,500

Property type

Other

Suburb

Port Melbourne

Period-from

01 Jun 2019

to

31 May 2020

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

404/232-242 Rouse Street Port Melbourne VIC 3207	\$630,000	04-May-20
405/41 Nott Street Port Melbourne VIC 3207	\$660,000	06-Mar-20
505/99 Nott Street Port Melbourne VIC 3207	\$612,500	21-Mar-20

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: 05 June 2020



**404/232-242 Rouse Street Port Melbourne VIC 3207**

Sold Price

<sup>RS</sup>

**\$630,000**

Sold Date **04-May-20**

 2  1  1

Distance **1.69km**



**405/41 Nott Street Port Melbourne VIC 3207**

Sold Price

**\$660,000**

Sold Date **06-Mar-20**

 2  1  1

Distance **1.74km**



**505/99 Nott Street Port Melbourne VIC 3207**

Sold Price

**\$612,500**

Sold Date **21-Mar-20**

 2  1  1

Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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