

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

410/3 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,525,000

Property type

Other

Suburb

Port Melbourne

Period-from

01 Jul 2019

to

30 Jun 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: 23 July 2020



404/232-242 Rouse Street Port Melbourne VIC 3207

Sold Price **\$630,000** Sold Date **04-May-20**

2 1 1

Distance **1.7km**



405/41 Nott Street Port Melbourne VIC 3207

Sold Price **\$660,000** Sold Date **06-Mar-20**

2 1 1

Distance **1.72km**



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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