

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

516/3 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

Unit

Suburb

Port Melbourne

Period-from

01 May 2020

to

30 Apr 2021

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

206/320-332 Plummer Street Port Melbourne VIC 3207	\$515,000	23-Apr-21
107/19-25 Nott Street Port Melbourne VIC 3207	\$373,000	22-Mar-21
203/91 Dow Street Port Melbourne VIC 3207	\$445,000	12-Mar-21

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: 03 May 2021



206/320-332 Plummer Street Port Melbourne VIC 3207

Sold Price

^{RS} **\$515,000**

Sold Date

23-Apr-21

1 1 1

Distance

-



107/19-25 Nott Street Port Melbourne VIC 3207

Sold Price

^{RS} **\$373,000**

Sold Date

22-Mar-21

1 1 -

Distance

1.73km



203/91 Dow Street Port Melbourne VIC 3207

Sold Price

^{RS} **\$445,000**

Sold Date

12-Mar-21

1 1 1

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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