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	203/320-332 PLUMMER 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	$750,000	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$787,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Oct 2021	to	30 Sep 2022	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
1106/320-332 PLUMMER STREET PORT MELBOURNE VIC 3207	$715,000	08-Jun-22
811/3 TARVER STREET PORT MELBOURNE VIC 3207	$760,000	03-Oct-22
806E/126 ROUSE STREET PORT MELBOURNE VIC 3207	$850,000	04-Aug-22

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: 13 October 2022

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1106/320-332 PLUMMER STREET PORT MELBOURNE VIC 3207

2 2 1

Sold Price **$715,000** Sold Date **08-Jun-22**

Distance **0km**



811/3 TARVER STREET PORT MELBOURNE VIC 3207

2 2 1

Sold Price RS **$760,000** Sold Date **03-Oct-22**

Distance **0km**



806E/126 ROUSE STREET PORT MELBOURNE VIC 3207

2 2 1

Sold Price RS **$850,000** Sold Date **04-Aug-22**

Distance **1.96km**

RS = Recent sale **UN** = Undisclosed Sale

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