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	411/1 Danks Street West 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	$799,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$764,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Nov 2020	to	31 Oct 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
511/1 Danks Street West Port Melbourne VIC 3207	$787,000	30-Aug-21
17/8 Graham Street Port Melbourne VIC 3207	$830,500	20-Mar-21
209/52 Dow Street Port Melbourne VIC 3207	$810,000	04-Oct-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: 16 November 2021

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511/1 Danks Street West Port Melbourne VIC 3207

2 1 1

Sold Price RS **$787,000** UN

Sold Date **30-Aug-21**

Distance **-**



17/8 Graham Street Port Melbourne VIC 3207

2 1 2

Sold Price **$830,500**

Sold Date **20-Mar-21**

Distance **0.29km**



209/52 Dow Street Port Melbourne VIC 3207

2 2 1

Sold Price **$810,000**

Sold Date **04-Oct-21**

Distance **0.33km**

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

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