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	408/3 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	$650,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$725,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Oct 2020	to	30 Sep 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
4G/99 Nott Street Port Melbourne VIC 3207	$595,000	06-Jul-21
505/187-195 Graham Street Port Melbourne VIC 3207	$687,000	05-Jun-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: 04 October 2021

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4G/99 Nott Street Port Melbourne VIC 3207

2 1 1

Sold Price **$595,000** Sold Date **06-Jul-21**

Distance **1.76km**



505/187-195 Graham Street Port Melbourne VIC 3207

2 1 1

Sold Price **$687,000** Sold Date **05-Jun-21**

Distance **1.88km**

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

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