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	1106/320-332 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	$680,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$785,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 May 2021	to	30 Apr 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
410/101 BAY STREET PORT MELBOURNE VIC 3207	$750,000	30-Apr-22
123/232-242 ROUSE STREET PORT MELBOURNE VIC 3207	$710,000	11-Apr-22
124/99 DOW STREET PORT MELBOURNE VIC 3207	$701,000	02-May-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: 23 May 2022

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410/101 BAY STREET PORT MELBOURNE VIC 3207

2 2 1

Sold Price RS **$750,000** UN Sold Date **30-Apr-22**

Distance **-**



123/232-242 ROUSE STREET PORT MELBOURNE VIC 3207

2 2 1

Sold Price RS **$710,000** Sold Date **11-Apr-22**

Distance **-**



124/99 DOW STREET PORT MELBOURNE VIC 3207

2 2 1

Sold Price RS **$701,000** Sold Date **02-May-22**

Distance **-**

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

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