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	211 HEATH 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	$1,150,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,831,000	Property type	House	Suburb	Port Melbourne
Period-from	01 Sep 2021	to	31 Aug 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
118 FARRELL STREET PORT MELBOURNE VIC 3207	$1,130,000	03-Sep-22
10 GARTON STREET PORT MELBOURNE VIC 3207	$1,275,000	06-Aug-22
414 DORCAS STREET SOUTH MELBOURNE VIC 3205	$1,340,000	09-Jul-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: 05 September 2022

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118 FARRELL STREET PORT MELBOURNE VIC 3207

3 1 -

Sold Price RS **$1,130,000** Sold Date **03-Sep-22**

Distance **0.72km**



10 GARTON STREET PORT MELBOURNE VIC 3207

3 1 -

Sold Price RS **$1,275,000** Sold Date **06-Aug-22**

Distance **0.18km**



414 DORCAS STREET SOUTH MELBOURNE VIC 3205

2 1 -

Sold Price RS **$1,340,000** Sold Date **09-Jul-22**

Distance **0.48km**

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

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