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	303 Ross Street, Port Melbourne, VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	$1,550,000	or range between		&

Median sale price

Median price	$ 1,831,000	Property type	House	Suburb	PORT MELBOURNE
Period - From	29/08/2021	to	29/08/2022	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	178 Pickles Street South Melbourne Vic 3205	$1,615,000	2022-05-21
2	58 Spring Street East Port Melbourne Vic 3207	$1,520,000	2022-03-28
3	34 Mountain Street South Melbourne Vic 3205	$1,560,000	2022-05-21

This Statement of Information was prepared on: 29/08/2022

CONSUMER AFFAIRS VICTORIA