

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

905/3 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

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,500

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

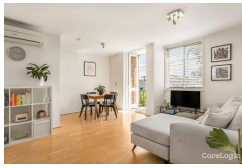
Date of sale

18/334 PRINCES STREET PORT MELBOURNE VIC 3207	\$640,000	20-Oct-23
209/166 ROUSE STREET PORT MELBOURNE VIC 3207	\$675,000	09-Nov-23
410/54-60 NOTT STREET PORT MELBOURNE VIC 3207	\$625,000	25-Oct-23

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 March 2024



18/334 PRINCES STREET PORT MELBOURNE VIC 3207

2 1 -

Sold Price

\$640,000

Sold Date

20-Oct-23

Distance

1.96km



209/166 ROUSE STREET PORT MELBOURNE VIC 3207

2 1 1

Sold Price

\$675,000

Sold Date

09-Nov-23

Distance

1.83km



410/54-60 NOTT STREET PORT MELBOURNE VIC 3207

2 1 1

Sold Price

\$625,000

Sold Date

25-Oct-23

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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