# 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

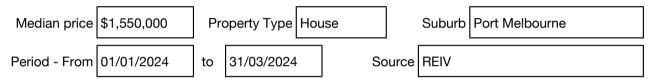
16/97-101 Cruikshank Street, Port Melbourne Vic 3207

## Indicative selling price

|--|

Single price \$1,195,000

### Median sale price



### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	Idress of comparable property Price Date of sale		
1	2/61 Derham St PORT MELBOURNE 3207	\$1,575,000	16/03/2024
2	3 Spring St.E PORT MELBOURNE 3207	\$1,480,000	16/03/2024
3	24/97-101 Cruikshank St PORT MELBOURNE 3207	\$1,430,000	14/04/2024

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 six months.

This Statement of Information was prepared on:

27/05/2024 09:18









**Property Type:** Townhouse (Res) Agent Comments

Indicative Selling Price \$1,195,000 Median House Price March quarter 2024: \$1,550,000

# **Comparable Properties**

2/61 Derham St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,575,000 Method: Date: 16/03/2024 Property Type: Townhouse (Single)

3 Spring St.E PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,480,000 Method: Date: 16/03/2024 Property Type: Townhouse (Single)



24/97-101 Cruikshank St PORT MELBOURNEAgent Comments3207 (REI)



Price: \$1,430,000 Method: Private Sale Date: 14/04/2024 Property Type: House

#### Account - Cayzer | P: 03 9646 0812

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