

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

1/74 Stokes Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$749,000

Median sale price

Median price \$748,000

Property Type Unit

Suburb Port Melbourne

Period - From 01/07/2023

to 30/09/2023

Source REIV

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.

	Address of comparable property	Price	Date of sale
1	1/3 Liardet St PORT MELBOURNE 3207	\$762,500	07/10/2023
2	514/99 Dow St PORT MELBOURNE 3207	\$745,000	22/05/2023
3	108/2 Rouse St PORT MELBOURNE 3207	\$705,000	22/09/2023

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:

24/10/2023 16:28



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$749,000

Median Unit Price
September quarter 2023: \$748,000

Comparable Properties



1/3 Liardet St PORT MELBOURNE 3207 (REI) Agent Comments

2 1 1

Price: \$762,500
Method: Auction Sale
Date: 07/10/2023
Property Type: Apartment



514/99 Dow St PORT MELBOURNE 3207 (REI/VG) Agent Comments

2 1 1

Price: \$745,000
Method: Private Sale
Date: 22/05/2023
Property Type: Apartment



108/2 Rouse St PORT MELBOURNE 3207 (REI/VG) Agent Comments

2 1 1

Price: \$705,000
Method: Sold Before Auction
Date: 22/09/2023
Property Type: Apartment

Account - Cayzer | P: 03 9699 5999