

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 38 Garton Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,465,000 Property Type House Suburb Port Melbourne

Period - From 01/07/2024 to 30/09/2024 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	7 Spring St.E PORT MELBOURNE 3207	\$1,477,500	27/07/2024
2	10 Liardet St PORT MELBOURNE 3207	\$1,480,000	08/06/2024
3	9 Jago Rd PORT MELBOURNE 3207	\$1,400,000	23/05/2024

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: 24/10/2024 09:52



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Property Type: House
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
September quarter 2024: \$1,465,000

Comparable Properties



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

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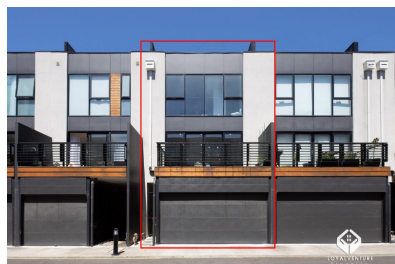
Price: \$1,477,500
Method:
Date: 27/07/2024
Property Type: House



10 Liardet St PORT MELBOURNE 3207 (REI) **Agent Comments**

2 1 -

Price: \$1,480,000
Method:
Date: 08/06/2024
Property Type: House



9 Jago Rd PORT MELBOURNE 3207 (REI) **Agent Comments**

1 3 2

Price: \$1,400,000
Method:
Date: 23/05/2024
Property Type: House

Account - Cayzer | P: 03 9646 0812



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