

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

7/410-416 BAY 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

\$920,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$756,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Dec 2023

to

30 Nov 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

8 TOMKINS ROAD PORT MELBOURNE VIC 3207	\$970,000	02-Nov-23
3/117 ROUSE STREET PORT MELBOURNE VIC 3207	\$955,000	16-Sep-23
10/33 PRINCES STREET PORT MELBOURNE VIC 3207	\$920,000	09-Oct-24

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: 02 December 2024



**8 TOMKINS ROAD PORT
MELBOURNE VIC 3207**

3 3 1

Sold Price **\$970,000** Sold Date **02-Nov-23**

Distance **0.78km**



**3/117 ROUSE STREET PORT
MELBOURNE VIC 3207**

3 3 2

Sold Price **\$955,000** Sold Date **16-Sep-23**

Distance **0.99km**



**10/33 PRINCES STREET PORT
MELBOURNE VIC 3207**

3 2 2

Sold Price **\$920,000** Sold Date **09-Oct-24**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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