

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

21/15 LIARDET 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

\$800,000

&

\$880,000

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

21/1 GRAHAM STREET PORT MELBOURNE VIC 3207	\$870,000	24-Nov-23
2/33 PRINCES STREET PORT MELBOURNE VIC 3207	\$835,000	09-Jan-24
14/15 LIARDET STREET PORT MELBOURNE VIC 3207	\$765,000	21-Nov-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: 04 March 2024



**21/1 GRAHAM STREET PORT
MELBOURNE VIC 3207**

 2  1  2

Sold Price **\$870,000** Sold Date **24-Nov-23**

Distance **0.15km**



**2/33 PRINCES STREET PORT
MELBOURNE VIC 3207**

 2  1  1

Sold Price **\$835,000** Sold Date **09-Jan-24**

Distance **0.85km**



**14/15 LIARDET STREET PORT
MELBOURNE VIC 3207**

 2  1  1

Sold Price **\$765,000** Sold Date **21-Nov-23**

Distance **0.11km**

RS = Recent sale UN = Undisclosed Sale

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