









Rooms: **Property Type:** Agent Comments

**Indicative Selling Price** \$1,650,000 - \$1,815,000 **Median House Price** Year ending March 2017: \$1.455.500

# Comparable Properties



34 Richardson St ALBERT PARK 3206 (REI)

**-**3





Agent Comments

Price: \$1,801,000 Method: Auction Sale Date: 25/02/2017

Rooms: 4

Property Type: House (Res)



8 Turville PI PORT MELBOURNE 3207 (REI)

**=**3





Price: \$1,790,000 Method: Auction Sale Date: 01/04/2017

Rooms: 6

Property Type: House (Res) Land Size: 250 sqm approx







Price: \$1,655,000 Method: Auction Sale Date: 25/02/2017 Rooms: 4

Property Type: House (Res)

Agent Comments

**Agent Comments** 

Land Size: 219 sqm approx

Account - Cayzer | P: 03 9646 0812





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# 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	18 Lyons Street, Port Melbourne Vic 3207
Including suburb and	
postcode	

## Indicative selling price

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

Range between	\$1,650,000	&	\$1,815,000

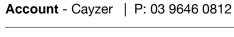
#### Median sale price

Median price	\$1,455,500	Н	ouse	Х	Su	burb	Port Melbourne
Period - From	01/04/2016	to	31/03	3/2017	Source	REIV	1

#### Comparable property sales

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
34 Richardson St ALBERT PARK 3206	\$1,801,000	25/02/2017
8 Turville PI PORT MELBOURNE 3207	\$1,790,000	01/04/2017
282 Ross St PORT MELBOURNE 3207	\$1,655,000	25/02/2017







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