



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) 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) Agent Comments



Price: \$1,790,000
Method: Auction Sale
Date: 01/04/2017
Rooms: 6
Property Type: House (Res)
Land Size: 250 sqm approx



282 Ross St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,655,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 4
Property Type: House (Res)
Land Size: 219 sqm approx

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 18 Lyons Street, Port Melbourne Vic 3207

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

House X

Suburb Port Melbourne

Period - From 01/04/2016 to 31/03/2017

Source REIV

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