

# 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	237 Princes 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	\$1,300,000	&	\$1,430,000

### Median sale price

Median price	\$1,505,000	Hou	se	Х	Unit			Suburb	Port Melbourne
Period - From	01/07/2016	to	30/06/	2017		Source	REIV		

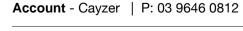
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	44 Clark St PORT MELBOURNE 3207	\$1,400,000	20/09/2017
2	243 Esplanade East PORT MELBOURNE 3207	\$1,360,000	16/09/2017
3	30 Clark St PORT MELBOURNE 3207	\$1,318,000	13/05/2017

#### 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.







Generated: 25/09/2017 11:05







Rooms:

**Property Type:** House Agent Comments

Indicative Selling Price \$1,300,000 - \$1,430,000 Median House Price Year ending June 2017: \$1,505,000

# Comparable Properties



44 Clark St PORT MELBOURNE 3207 (REI)

**-**2





•

Price: \$1,400,000

Method: Sold Before Auction

Date: 20/09/2017 Rooms: 4

**Property Type:** House (Res) **Land Size:** 172 sqm approx

Agent Comments



243 Esplanade East PORT MELBOURNE 3207

(REI)

**2** 







**Price:** \$1,360,000 **Method:** Auction Sale **Date:** 16/09/2017

Rooms: -

Property Type: House (Res) Land Size: 173 sqm approx Agent Comments



30 Clark St PORT MELBOURNE 3207 (REI)

**—** 2





Price: \$1,318,000
Method: Auction Sale

**Date:** 13/05/2017 **Rooms:** 3

**Property Type:** House (Res) **Land Size:** 164 sqm approx

**Agent Comments** 

Account - Cayzer | P: 03 9646 0812





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 25/09/2017 11:05