

## 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 237 Princes Street, Port Melbourne Vic 3207

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,430,000

#### Median sale price

Median price \$1,505,000 House X Unit Suburb Port Melbourne

Period - From 01/07/2016 to 30/06/2017 Source REIV

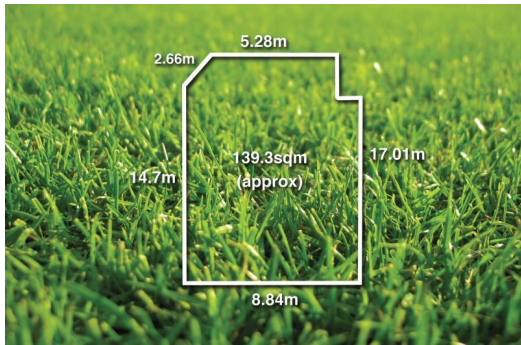
#### Comparable property sales (\*Delete A or B below as applicable)

**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.

|   | Address 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.~~



3 1 1

**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)** [Agent Comments](#)

2 1 1

**Price:** \$1,400,000  
**Method:** Sold Before Auction  
**Date:** 20/09/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 172 sqm approx



**243 Esplanade East PORT MELBOURNE 3207 (REI)** [Agent Comments](#)

2 1 -

**Price:** \$1,360,000  
**Method:** Auction Sale  
**Date:** 16/09/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 173 sqm approx



**30 Clark St PORT MELBOURNE 3207 (REI)** [Agent Comments](#)

2 1 -

**Price:** \$1,318,000  
**Method:** Auction Sale  
**Date:** 13/05/2017  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 164 sqm approx