

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 28 Lyons Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$1,950,000

Median sale price

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

Period - From 01/10/2016 to 30/09/2017 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	84 Ross St PORT MELBOURNE 3207	\$1,960,000	08/09/2017
2	14 Mountain St SOUTH MELBOURNE 3205	\$1,950,000	28/09/2017
3	390 Park St SOUTH MELBOURNE 3205	\$1,925,000	19/08/2017

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 2 1

Rooms:
Property Type: House (Res)
Land Size: 192 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000
Median House Price
Year ending September 2017: \$1,505,000

Comparable Properties



84 Ross St PORT MELBOURNE 3207 (REI) **Agent Comments**

3 2 -

Price: \$1,960,000
Method: Sold Before Auction
Date: 08/09/2017
Rooms: 5
Property Type: House (Res)
Land Size: 250 sqm approx



14 Mountain St SOUTH MELBOURNE 3205 (REI) **Agent Comments**

3 2 1

Price: \$1,950,000
Method: Private Sale
Date: 28/09/2017
Rooms: 5
Property Type: House
Land Size: 227 sqm approx



390 Park St SOUTH MELBOURNE 3205 (REI) **Agent Comments**

4 2 -

Price: \$1,925,000
Method: Private Sale
Date: 19/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 178 sqm approx