

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	305/19 Pickles 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	\$580,000	&	\$638,000

Median sale price

Median price	\$801,000	Hou	se	Unit	Х		Suburb	Port Melbourne
Period - From	01/10/2018	to	31/12/2018		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

Auc	areas or comparable property	1 1100	Date of Sale
1	304/1 Danks St PORT MELBOURNE 3207	\$694,000	15/09/2018
2	204/1 Danks St.W PORT MELBOURNE 3207	\$690,000	07/11/2018
3	502/166 Rouse St PORT MELBOURNE 3207	\$625,000	10/11/2018

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.

Account - Cayzer | P: 03 9646 0812





Price

Date of sale

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Rooms:

Property Type: Apartment Agent Comments

Indicative Selling Price \$580,000 - \$638,000 **Median Unit Price**

December quarter 2018: \$801,000

Comparable Properties



304/1 Danks St PORT MELBOURNE 3207 (REI) Agent Comments

Price: \$694,000 Method: Auction Sale Date: 15/09/2018

Rooms: -

Property Type: Apartment



204/1 Danks St.W PORT MELBOURNE 3207

(REI)

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Price: \$690,000 Method: Private Sale Date: 07/11/2018

Rooms: -

Property Type: Apartment



502/166 Rouse St PORT MELBOURNE 3207

(REI)



Price: \$625,000 Method: Auction Sale Date: 10/11/2018

Rooms: 4

Property Type: Apartment

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Agent Comments

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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.

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