

# 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 312/19 Pickles 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)

Single price \$675,000

### Median sale price

Median price \$646,250 Property Type Unit Suburb Port Melbourne

Period - From 01/07/2020 to 30/09/2020 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	4/55 Johnston St, Port Melbourne, Vic 3207, Australia	\$695,000	08/05/2020
2	G04/25 Pickles St PORT MELBOURNE 3207	\$700,000	18/07/2020
3	G01/25 Pickles St PORT MELBOURNE 3207	\$675,000	03/08/2020

**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.~~

This Statement of Information was prepared on: 29/10/2020 13:20



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$675,000

**Median Unit Price**  
September quarter 2020: \$646,250

## Comparable Properties

**4/55 Johnston St, Port Melbourne, Vic 3207, Australia (REI)** **Agent Comments**

2 - -

**Price:** \$695,000  
**Method:**  
**Date:** 08/05/2020  
**Property Type:** Apartment



**G04/25 Pickles St PORT MELBOURNE 3207 (REI)** **Agent Comments**

2 1 1

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 18/07/2020  
**Property Type:** Apartment



**G01/25 Pickles St PORT MELBOURNE 3207 (REI)** **Agent Comments**

2 1 2

**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 03/08/2020  
**Property Type:** Apartment