

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 346 Princes Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$920,000 & \$1,000,000

Median sale price

Median price \$1,650,000 House Unit Suburb Port Melbourne

Period - From 01/04/2017 to 30/06/2017 Source REIV

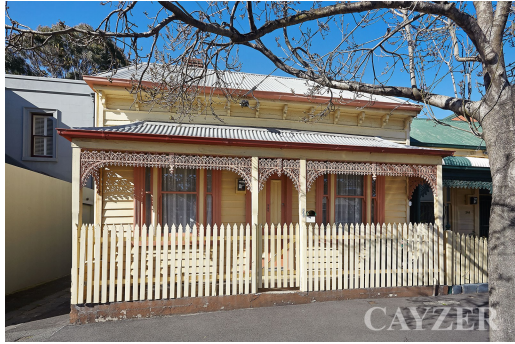
Comparable property sales (*Delete A or B below as applicable)

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	399 Princes St PORT MELBOURNE 3207	\$1,200,000	02/07/2017
2	84 Raglan St PORT MELBOURNE 3207	\$1,030,000	29/07/2017
3	58 Station St PORT MELBOURNE 3207	\$964,000	17/06/2017

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

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 111 sqm approx

Agent Comments

Indicative Selling Price

\$920,000 - \$1,000,000

Median House Price

June quarter 2017: \$1,650,000

Comparable Properties



399 Princes St PORT MELBOURNE 3207 (REI) Agent Comments

2 2 -

Price: \$1,200,000

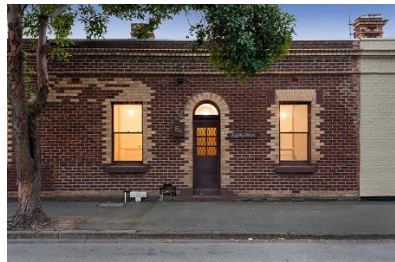
Method: Private Sale

Date: 02/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 81 sqm approx



84 Raglan St PORT MELBOURNE 3207 (REI) Agent Comments

2 1 -

Price: \$1,030,000

Method: Auction Sale

Date: 29/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 130 sqm approx



58 Station St PORT MELBOURNE 3207 (REI) Agent Comments

1 1 -

Price: \$964,000

Method: Auction Sale

Date: 17/06/2017

Rooms: 3

Property Type: House (Res)

Land Size: 84 sqm approx