

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	4/19 Boundary 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 \$630,000 & \$690,000	Range between	\$630,000	&	\$690,000
-------------------------------------	---------------	-----------	---	-----------

Median sale price

Median price	\$710,000	Hou	se	Unit	Х		Suburb	Port Melbourne
Period - From	01/04/2017	to	30/06/2017		Source	REIV		

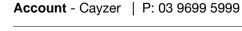
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	211G/86 Bay St PORT MELBOURNE 3207	\$650,000	05/07/2017
2	9/83 Pickles St PORT MELBOURNE 3207	\$620,000	25/01/2017
3	11/176-192 Cecil St SOUTH MELBOURNE 3205	\$602,000	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.







Generated: 18/09/2017 11:23







Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$630,000 - \$690,000 **Median Unit Price** June guarter 2017: \$710,000

Comparable Properties



211G/86 Bay St PORT MELBOURNE 3207 (REI) Agent Comments

Price: \$650,000 Method: Private Sale Date: 05/07/2017

Rooms: 4

Property Type: Apartment



9/83 Pickles St PORT MELBOURNE 3207 (VG) Agent Comments

Price: \$620,000 Method: Sale Date: 25/01/2017

Rooms: -

Property Type: Subdivided Flat - Single OYO



11/176-192 Cecil St SOUTH MELBOURNE 3205 Agent Comments

(REI/VG)

Price: \$602,000 Method: Auction Sale Date: 17/06/2017

Rooms: 3

Property Type: Apartment

Account - Cayzer | P: 03 9699 5999





Generated: 18/09/2017 11:23