

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

ss 8 Canberra Mews, Port Melbourne Vic 3207 nd de

Indicative selling price

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

Range between \$1,500,000	&	\$1,650,000
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Median sale price

Median price	\$1,650,000	Hou	use X	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.

Ado	dress of comparable property	Price	Date of sale
1	3 Park Sq PORT MELBOURNE 3207	\$1,735,000	18/02/2017
2	22 Park Sq PORT MELBOURNE 3207	\$1,630,000	04/03/2017
3	9 The Cove PORT MELBOURNE 3207	\$1,570,000	17/09/2016

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 9699 5999

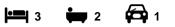
propertydata

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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.







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 172 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price June quarter 2017: \$1,650,000

Comparable Properties



3 Park Sq PORT MELBOURNE 3207 (REI/VG) Agent Comments



Price: \$1,735,000 Method: Auction Sale Date: 18/02/2017 Rooms: -Property Type: House (Res) Land Size: 179 sqm approx

22 Park Sq PORT MELBOURNE 3207 (REI/VG) Agent Comments



Price: \$1,630,000 Method: Auction Sale Date: 04/03/2017 Rooms: 4 Property Type: House (Res) Land Size: 135 sqm approx



9 The Cove PORT MELBOURNE 3207 (REI/VG) Agent Comments



Price: \$1,570,000 Method: Auction Sale Date: 17/09/2016 Rooms: 6 Property Type: House (Res) Land Size: 211 sqm approx

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