

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	g03/15 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	\$600,000	&	\$660,000

Median sale price

Median price	\$667,500	Hou	se	Unit	Х	Su	uburb	Port Melbourne
Period - From	01/07/2016	to	30/06/2017		Source	REIV		

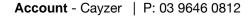
Comparable property sales (*Delete A or B below as applicable)

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	302/19 Pickles St PORT MELBOURNE 3207	\$648,500	21/08/2017
3	G01/1 Danks St PORT MELBOURNE 3207	\$631,000	04/08/2017

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.







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Rooms:

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$600,000 - \$660,000 **Median Unit Price** Year ending June 2017: \$667,500

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



302/19 Pickles St PORT MELBOURNE 3207

(REI)

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Price: \$648,500

Method: Sold Before Auction

Date: 21/08/2017

Rooms: -

Property Type: Apartment



G01/1 Danks St PORT MELBOURNE 3207

(REI)

Price: \$631,000

Method: Sold Before Auction

Date: 04/08/2017

Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments

Account - Cayzer | P: 03 9646 0812





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