

0448 250 193 jordang@cayzer.com.au

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	6/15 Pickles Street, Port Melbourne Vic 3207					

Indicative selling price

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

Range between \$400,000 & \$440,000	Range between	\$400,000	&	\$440,000
-------------------------------------	---------------	-----------	---	-----------

Median sale price

Median price	\$710,000	Hou	Ise	Unit	Х		Suburb	Port Melbourne
Period - From	01/10/2016	to	30/09/2017		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	505/99 Dow St PORT MELBOURNE 3207	\$420,000	19/08/2017
2	216/54 Nott St PORT MELBOURNE 3207	\$435,000	09/09/2017
3	427/70 Nott St PORT MELBOURNE 3207	\$437,000	21/07/2017

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.

Account - Cayzer | P: 03 9646 0812





Generated: 11/01/2018 10:14



0448 250 193 jordang@cayzer.com.au

Indicative Selling Price \$400,000 - \$440,000 **Median Unit Price** Year ending September 2017: \$710,000





Rooms:

Property Type: Unit Agent Comments

Comparable Properties



505/99 Dow St PORT MELBOURNE 3207 (REI) Agent Comments

Price: \$420,000 Method: Private Sale Date: 19/08/2017

Rooms: -

Property Type: Apartment



216/54 Nott St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$435,000 Method: Private Sale Date: 09/09/2017

Rooms: 2

|---| 1

Property Type: Apartment



427/70 Nott St PORT MELBOURNE 3207 (REI)

Price: \$437,000 Method: Private Sale Date: 21/07/2017 Rooms: -

Property Type: Apartment

Account - Cayzer | P: 03 9646 0812





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.

Generated: 11/01/2018 10:14

Agent Comments