

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		120 Ingles Street, Port Melbourne Vic 3207								
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between \$900,		000		&	\$990,000					
Median sale price										
Median price	\$1,580,0	000	Hou	se X	Uni	ŧ		Suburb	Port Melbourne	
Period - From	01/07/2	017	to	30/06/2018		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	120 Nott St PORT MELBOURNE 3207	\$990,000	14/07/2018
2	22 Cobden St SOUTH MELBOURNE 3205	\$955,000	16/05/2018
3	190 Station St PORT MELBOURNE 3207	\$940,000	24/04/2018

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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Indicative Selling Price





Rooms:

Property Type: House (Res) Land Size: 125 sqm approx

Agent Comments

\$900,000 - \$990,000 **Median House Price** Year ending June 2018: \$1.580.000

Comparable Properties



120 Nott St PORT MELBOURNE 3207 (REI)

Price: \$990,000 Method: Private Sale Date: 14/07/2018 Rooms: 4

Property Type: House (Res)

Land Size: 142 sqm approx



22 Cobden St SOUTH MELBOURNE 3205 (REI) Agent Comments

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Price: \$955,000 Method: Private Sale Date: 16/05/2018

Rooms: 3

Property Type: House (Res) Land Size: 113 sqm approx



190 Station St PORT MELBOURNE 3207 (REI) Agent Comments

Price: \$940,000 Method: Private Sale Date: 24/04/2018

Rooms: -

-- 2

Property Type: House (Res) Land Size: 109 sqm approx

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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.

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Agent Comments