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

122 Ingles Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$920,000		&		\$1,010,000			
Median sale p	rice							
Median price	\$1,720,000	Pro	operty Type	Hous	se		Suburb	Port Melbourne
Period - From	01/10/2020	to	31/12/2020		So	urce	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	167 Liardet St, Port Melbourne, Vic 3207, Australia	\$1,110,000	02/01/2021
2	111 Ingles St, Port Melbourne, Vic 3207, Australia	\$850,000	19/12/2020
3	393 Graham St PORT MELBOURNE 3207	\$990,000	03/02/2021

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.

This Statement of Information was prepared on:

06/04/2021 12:29









Property Type: House **Land Size:** 120 sqm approx Agent Comments Indicative Selling Price \$920,000 - \$1,010,000 Median House Price December quarter 2020: \$1,720,000

Comparable Properties



Agent Comments

Agent Comments



Date: 02/01/2021 Property Type: House

Price: \$1,110,000

Method:

111 Ingles St, Port Melbourne, Vic 3207, Australia (REI)

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Price: \$850,000 Method: Date: 19/12/2020 Property Type: House



393 Graham St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$990,000 Method: Sold Before Auction Date: 03/02/2021 Property Type: House (Res)

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.