

# 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

132 Ross Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,400,000

&

\$2,600,000

### Median sale price

Median price

\$1,670,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/10/2019

to

31/12/2019

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.

	Address of comparable property	Price	Date of sale
1	97 Stokes St PORT MELBOURNE 3207	\$2,400,000	09/09/2019
2	184 Station St PORT MELBOURNE 3207	\$2,150,000	05/10/2019
3	157 Clark St PORT MELBOURNE 3207	\$2,003,000	07/10/2019

**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:

30/01/2020 13:13



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**Rooms:** 9  
**Property Type:** Townhouse  
**Land Size:** 230 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,400,000 - \$2,600,000  
**Median House Price**  
December quarter 2019: \$1,670,000

## Comparable Properties



**97 Stokes St PORT MELBOURNE 3207 (REI)** [Agent Comments](#)

4 3 2

**Price:** \$2,400,000  
**Method:** Private Sale  
**Date:** 09/09/2019  
**Property Type:** House (Res)



**184 Station St PORT MELBOURNE 3207 (REI)** [Agent Comments](#)

3 3 1

**Price:** \$2,150,000  
**Method:** Private Sale  
**Date:** 05/10/2019  
**Property Type:** House



**157 Clark St PORT MELBOURNE 3207 (REI)** [Agent Comments](#)

4 3 2

**Price:** \$2,003,000  
**Method:** Private Sale  
**Date:** 07/10/2019  
**Property Type:** House