

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

141 Pickles Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,823,500 Property Type House Suburb Port Melbourne

Period - From 01/01/2021 to 31/12/2021 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	451 Bay St PORT MELBOURNE 3207	\$1,250,000	23/10/2021
2	5 Spring St.E PORT MELBOURNE 3207	\$1,215,000	18/12/2021
3	64 Raglan St SOUTH MELBOURNE 3205	\$1,210,000	08/01/2022

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: 22/03/2022 10:42



Property Type: House
Land Size: 104.833 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 Year ending December 2021: \$1,823,500

Comparable Properties



451 Bay St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$1,250,000
Method: Auction Sale
Date: 23/10/2021
Property Type: House (Res)
Land Size: 106 sqm approx



5 Spring St.E PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$1,215,000
Method: Auction Sale
Date: 18/12/2021
Property Type: House (Res)



64 Raglan St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$1,210,000
Method: Private Sale
Date: 08/01/2022
Property Type: House
Land Size: 111 sqm approx

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