

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 4/19 Boundary Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$630,000 & \$690,000

Median sale price

Median price \$710,000 House Unit X Suburb Port Melbourne

Period - From 01/04/2017 to 30/06/2017 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.

	Address of comparable property	Price	Date of sale
1	211G/86 Bay St PORT MELBOURNE 3207	\$650,000	05/07/2017
2	9/83 Pickles St PORT MELBOURNE 3207	\$620,000	25/01/2017
3	11/176-192 Cecil St SOUTH MELBOURNE 3205	\$602,000	17/06/2017

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.~~



2 1 2

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$630,000 - \$690,000

Median Unit Price

June quarter 2017: \$710,000

Comparable Properties



211G/86 Bay St PORT MELBOURNE 3207 (REI) Agent Comments

2 2 1

Price: \$650,000

Method: Private Sale

Date: 05/07/2017

Rooms: 4

Property Type: Apartment



9/83 Pickles St PORT MELBOURNE 3207 (VG) Agent Comments

2 - -

Price: \$620,000

Method: Sale

Date: 25/01/2017

Rooms: -

Property Type: Subdivided Flat - Single OYO Flat



11/176-192 Cecil St SOUTH MELBOURNE 3205 Agent Comments
(REI/VG)

2 1 1

Price: \$602,000

Method: Auction Sale

Date: 17/06/2017

Rooms: 3

Property Type: Apartment