

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	ncluding suburb and							
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$1,100,000		&	\$1,2	200,000				
Median sale price								
Median price \$716,25	50 He	ouse	Unit	X		Suburb	Port Melbourne	
Period - From 01/10/2017 to 30/09/2018 Source R				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 cetate agent or agent's representative considers to be most comparable to the property for sale.								
Address of comparable property					Р	rice	Date of sale	
1								
2								
3								
OR								

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.





В*



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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Rooms: 5 Property Type: Unit Land Size: 100 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median Unit Price Year ending September 2018: \$716,250

Comparable Properties



504/142 Rouse St PORT MELBOURNE 3207 (REI)

BOURNE 3207 Agent Comments

Price: \$1,400,000

Method: Sold Before Auction

Date: 21/05/2018

Rooms:

2

Property Type: Apartment

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.

Account - Cayzer | P: 03 9646 0812





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