

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 8 Canberra Mews, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,650,000 House Unit 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	3 Park Sq PORT MELBOURNE 3207	\$1,735,000	18/02/2017
2	22 Park Sq PORT MELBOURNE 3207	\$1,630,000	04/03/2017
3	9 The Cove PORT MELBOURNE 3207	\$1,570,000	17/09/2016

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.~~



3 2 1

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 172 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,650,000
Median House Price
 June quarter 2017: \$1,650,000

Comparable Properties



3 Park Sq PORT MELBOURNE 3207 (REI/VG) Agent Comments

3 2 2

Price: \$1,735,000
Method: Auction Sale
Date: 18/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 179 sqm approx



22 Park Sq PORT MELBOURNE 3207 (REI/VG) Agent Comments

3 2 2

Price: \$1,630,000
Method: Auction Sale
Date: 04/03/2017
Rooms: 4
Property Type: House (Res)
Land Size: 135 sqm approx



9 The Cove PORT MELBOURNE 3207 (REI/VG) Agent Comments

3 2 1

Price: \$1,570,000
Method: Auction Sale
Date: 17/09/2016
Rooms: 6
Property Type: House (Res)
Land Size: 211 sqm approx