

## 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 84 Station 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 \$1,000,000 & \$1,100,000

#### Median sale price

Median price \$1,505,000 House X Unit Suburb Port Melbourne

Period - From 01/10/2016 to 30/09/2017 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	58 Station St PORT MELBOURNE 3207	\$964,000	17/06/2017
2	314 Bank St SOUTH MELBOURNE 3205	\$1,100,000	10/10/2017
3	47 Station St PORT MELBOURNE 3207	\$1,300,000	05/08/2017

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.



**Rooms:**  
**Property Type:** House  
**Land Size:** 111 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
Year ending September 2017: \$1,505,000

## Comparable Properties



**58 Station St PORT MELBOURNE 3207 (REI)** **Agent Comments**



**Price:** \$964,000  
**Method:** Auction Sale  
**Date:** 17/06/2017  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 84 sqm approx



**314 Bank St SOUTH MELBOURNE 3205 (REI)** **Agent Comments**



**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 10/10/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 110 sqm approx



**47 Station St PORT MELBOURNE 3207 (REI)** **Agent Comments**



**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 05/08/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 132 sqm approx