

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 8/81 Pickles Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$730,000 & \$800,000

Median sale price

Median price \$748,000 Property Type Unit Suburb Port Melbourne

Period - From 01/07/2023 to 30/09/2023 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	213/101 Bay St PORT MELBOURNE 3207	\$785,000	27/06/2023
2	1/3 Liardet St PORT MELBOURNE 3207	\$762,500	07/10/2023
3	309/55 Bay St PORT MELBOURNE 3207	\$755,000	04/09/2023

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: 24/10/2023 15:59



2 2 2

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$730,000 - \$800,000

Median Unit Price

September quarter 2023: \$748,000

Comparable Properties



213/101 Bay St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 2 1

Price: \$785,000

Method: Private Sale

Date: 27/06/2023

Property Type: Apartment



1/3 Liardet St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 1

Price: \$762,500

Method: Auction Sale

Date: 07/10/2023

Property Type: Apartment



309/55 Bay St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 1

Price: \$755,000

Method: Private Sale

Date: 04/09/2023

Property Type: Unit

Account - Cayzer | P: 03 9699 5999



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