

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 95 Station Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,532,500 Property Type House Suburb Port Melbourne

Period - From 01/07/2020 to 30/09/2020 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	212 Montague St, South Melbourne, Vic 3205, Australia	\$1,285,000	18/05/2020
2	46 McCormack St PORT MELBOURNE 3207	\$1,227,500	13/08/2020
3	351 Dorcas St SOUTH MELBOURNE 3205	\$1,205,000	02/07/2020

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: 12/11/2020 14:28



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Property Type: House (Res)

Land Size: 82 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

September quarter 2020: \$1,532,500

Comparable Properties

212 Montague St, South Melbourne, Vic 3205, Australia (REI) Agent Comments

2 1 1

Price: \$1,285,000

Method:

Date: 18/05/2020

Property Type: House



46 McCormack St PORT MELBOURNE 3207 (REI) Agent Comments

2 1 -

Price: \$1,227,500

Method: Sold Before Auction

Date: 13/08/2020

Property Type: House (Res)



351 Dorcas St SOUTH MELBOURNE 3205 (REI) Agent Comments

2 1 -

Price: \$1,205,000

Method: Private Sale

Date: 02/07/2020

Property Type: House (Res)