

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	g03/15 Pickles Street, Port Melbourne Vic 3207
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Indicative selling price

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

Range between	\$600,000	&	\$660,000
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Median sale price

Median price	\$667,500	House		Unit	X	Suburb	Port Melbourne
Period - From	01/07/2016	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	211G/86 Bay St PORT MELBOURNE 3207	\$650,000	05/07/2017
2	302/19 Pickles St PORT MELBOURNE 3207	\$648,500	21/08/2017
3	G01/1 Danks St PORT MELBOURNE 3207	\$631,000	04/08/2017

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.~~



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
Year ending June 2017: \$667,500

Comparable Properties



211G/86 Bay St PORT MELBOURNE 3207 (REI) [Agent Comments](#)

2 2 1

Price: \$650,000
Method: Private Sale
Date: 05/07/2017
Rooms: 4
Property Type: Apartment



302/19 Pickles St PORT MELBOURNE 3207 (REI) [Agent Comments](#)

2 1 1

Price: \$648,500
Method: Sold Before Auction
Date: 21/08/2017
Rooms: -
Property Type: Apartment



G01/1 Danks St PORT MELBOURNE 3207 (REI) [Agent Comments](#)

2 1 1

Price: \$631,000
Method: Sold Before Auction
Date: 04/08/2017
Rooms: -
Property Type: Apartment