

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

404/25 Pickles Street, Port Melbourne 3207

Indicative selling price

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

Range between \$650,000 & \$700,000

Suburb unit median sale price

Median price \$620,000 Suburb Port Melbourne

Period - From 01/07/2018 to 30/06/2019 Source REIV

Comparable property sales

(Delete option A or B below as applicable, and delete this sentence)

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Albert Park estate agent and Gerald Betts consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 203/1 Danks Street West, Port Melbourne	\$720,000	07/09/2019
2 102/25 Pickles Street, Port Melbourne	\$702,000	01/06/2019
3 101/1 Danks Street, Port Melbourne	\$701,500	17/08/2019

Date prepared on 24/09/2019