

# 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

176 Farrell 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

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$2,000,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/04/2022

to

30/06/2022

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 | 14 Ingles St PORT MELBOURNE 3207  | \$1,150,000 | 26/03/2022   |
| 2 | 49 Evans St PORT MELBOURNE 3207   | \$1,240,000 | 25/06/2022   |
| 3 | 96 Station St PORT MELBOURNE 3207 | \$1,300,000 | 08/04/2022   |

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:

15/08/2022 10:00

176 Farrell Street, Port Melbourne Vic 3207



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**Property Type:** House

Agent Comments

Jon Kett  
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0415 853 564  
jkett@chisholmgamon.com.au

**Indicative Selling Price**

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

**Median House Price**

June quarter 2022: \$2,000,000

## Comparable Properties



**14 Ingles St PORT MELBOURNE 3207 (REI/VG)** Agent Comments

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**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 26/03/2022

**Property Type:** House (Res)

**Land Size:** 108 sqm approx



**49 Evans St PORT MELBOURNE 3207 (REI/VG)** Agent Comments

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**Price:** \$1,240,000

**Method:** Auction Sale

**Date:** 25/06/2022

**Property Type:** House (Res)

**Land Size:** 126 sqm approx



**96 Station St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

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**Price:** \$1,300,000

**Method:** Sold Before Auction

**Date:** 08/04/2022

**Property Type:** House (Res)

**Land Size:** 88 sqm approx

**Account** - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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