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

310/19 Pickles Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$570,000		&		\$610,000				
Median sale p	rice								
Median price	\$720,000	Pro	operty Type	Unit			Suburb	Port Melbourne	
Period - From	01/04/2020	to	31/03/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	407/19 Pickles St PORT MELBOURNE 3207	\$620,000	17/06/2021
2	312/19 Pickles St PORT MELBOURNE 3207	\$640,000	19/01/2021
3	213/166 Rouse St PORT MELBOURNE 3207	\$600,000	30/03/2021

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:

09/07/2021 13:27









Property Type: Apartment Agent Comments

Indicative Selling Price \$570,000 - \$610,000 Median Unit Price Year ending March 2021: \$720,000

Comparable Properties



407/19 Pickles St PORT MELBOURNE 3207 (REI)

312/19 Pickles St PORT MELBOURNE 3207



Price: \$620,000 Method: Sold Before Auction Date: 17/06/2021 Property Type: Apartment

Agent Comments

Agent Comments



(REI/VG) Price: \$640,000

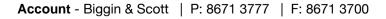
Method: Private Sale Date: 19/01/2021 Property Type: Apartment



213/166 Rouse St PORT MELBOURNE 3207 (REI/VG)



Price: \$600,000 Method: Private Sale Date: 30/03/2021 Property Type: Apartment Agent Comments





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.