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	

Indicative selling price

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

Range between	\$880,000	&	\$960,000

Median sale price

Median price	\$782,500	Pro	perty Type Ur	it		Suburb	Port Melbourne
Period - From	01/07/2018	to	30/06/2019	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.

Address of comparable property

Address of comparable property		Price	Date of sale
1	7/15 Liardet St PORT MELBOURNE 3207	\$889,000	03/08/2019
2	5/64-80 Dow St PORT MELBOURNE 3207	\$954,000	27/07/2019
3	905G/93 Dow St PORT MELBOURNE 3207	\$955,000	04/05/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/10/2019 10:11





Adrian Wood 03 8578 0388 0404 861 508 adrianwood@theagency.com.au

Indicative Selling Price \$880,000 - \$960,000 Median Unit Price Year ending June 2019: \$782,500



Property Type: Townhouse (Single)

Agent Comments

Comparable Properties



7/15 Liardet St PORT MELBOURNE 3207

(REI/VG)

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Price: \$889,000 Method: Auction Sale Date: 03/08/2019

Rooms: 4

Property Type: Apartment

Agent Comments



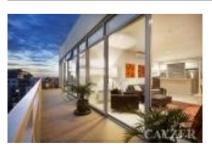
5/64-80 Dow St PORT MELBOURNE 3207 (REI) Agent Comments

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Price: \$954,000 Method: Auction Sale Date: 27/07/2019

Property Type: Apartment



905G/93 Dow St PORT MELBOURNE 3207

(REI/VG)

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Price: \$955,000 **Method:** Private Sale **Date:** 04/05/2019

Rooms: 4

Account - The Agency Albert Park | P: 03 8578 0388 | F: 03 9132 8957

Property Type: Apartment

Agent Comments



