

David Lack 03 8671 3777 0418 996 265 dlack@bigginscott.com.au

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address Including suburb and postcode	17 Bridge Street, Port Melbourne Vic 3207

#### Indicative selling price

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

Range between \$1,150,000 & \$1,250,000	Range between	\$1,150,000	&	\$1,250,000
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#### Median sale price

Median price	\$1,300,000	Hou	use X	Unit		Suburb	Port Melbourne
Period - From	01/04/2019	to	30/06/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	156 Farrell St PORT MELBOURNE 3207	\$1,245,000	27/05/2019
2	182 Ross St PORT MELBOURNE 3207	\$1,213,000	15/04/2019
3	137 Pickles St PORT MELBOURNE 3207	\$1,100,000	22/04/2019

#### 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.

**Account** - Biggin & Scott | P: 8671 3777 | F: 8671 3700





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**Indicative Selling Price** \$1,150,000 - \$1,250,000 **Median House Price** June quarter 2019: \$1,300,000



Rooms:

Property Type: House Land Size: 146 sqm approx

**Agent Comments** 

## Comparable Properties



156 Farrell St PORT MELBOURNE 3207 (REI/VG)

**--** 2

Price: \$1,245,000

Method: Sold Before Auction

Date: 27/05/2019

Rooms: -

Property Type: House (Res) Land Size: 164 sqm approx

**Agent Comments** 



182 Ross St PORT MELBOURNE 3207

(REI/VG)

**-**2





Price: \$1,213,000 Method: Private Sale Date: 15/04/2019

Rooms: -

Property Type: House

**Agent Comments** 



137 Pickles St PORT MELBOURNE 3207 (VG)





**Agent Comments** 1 bathroom

Price: \$1,100,000 Method: Sale Date: 22/04/2019

Rooms: -

Property Type: House (Res) Land Size: 120 sqm approx

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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.

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