

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

23/50 Johnston Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$840,000 & \$890,000

Median sale price

Median price \$646,250 Property Type Unit Suburb Port Melbourne

Period - From 01/07/2020 to 30/09/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 | 213/50 Dow St PORT MELBOURNE 3207 | \$850,000 | 14/07/2020 |
| 2 | 204/115 Nott St PORT MELBOURNE 3207 | \$850,000 | 01/06/2020 |
| 3 | 6/3 Liardet St PORT MELBOURNE 3207 | \$835,000 | 22/07/2020 |

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

16/11/2020 10:03



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



213/50 Dow St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

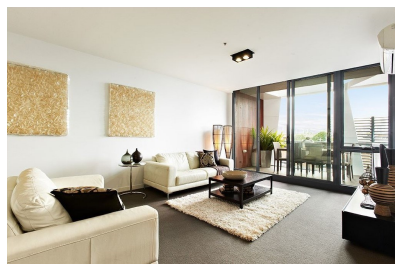
2 2 2

Price: \$850,000

Method: Private Sale

Date: 14/07/2020

Property Type: Apartment



204/115 Nott St PORT MELBOURNE 3207 (VG)

Agent Comments

2 - -

2 bathrooms 1 carspace

Price: \$850,000

Method: Sale

Date: 01/06/2020

Property Type: Subdivided Flat - Single OYO Flat



6/3 Liardet St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 1 1

Price: \$835,000

Method: Sold Before Auction

Date: 22/07/2020

Rooms: 3

Property Type: Apartment