

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 203 Station Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$2,400,000 & \$2,640,000

Median sale price

Median price \$1,670,000 Property type House Suburb Port Melbourne

Period - From 01/10/2019 to 31/12/2019 Source REIV

Comparable property sales

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
44 Beacon Vista, Port Melbourne	\$2,535,000	14/02/2020
104 Beach Street, Port Melbourne	\$2,450,000	29/12/2019
243 Esplanade Place, Port Melbourne	\$2,445,000	01/03/2020

This Statement of Information was prepared on: 8 May 2020