

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

42 Station Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$1,720,000

Median sale price

Median price \$1,630,000

House

X

Unit

Suburb Port Melbourne

Period - From 01/01/2017

to

31/12/2017

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.

	Address of comparable property	Price	Date of sale
1	180 Station St PORT MELBOURNE 3207	\$1,753,000	18/11/2017
2	11 Morley St PORT MELBOURNE 3207	\$1,735,000	15/12/2017
3	61 Heath St PORT MELBOURNE 3207	\$1,653,000	24/09/2017

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.

42 Station Street, Port Melbourne Vic 3207

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3 2 1

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,720,000
Median House Price
Year ending December 2017: \$1,630,000

Comparable Properties



180 Station St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 1 -

Price: \$1,753,000
Method: Auction Sale
Date: 18/11/2017
Rooms: 4
Property Type: House (Res)
Land Size: 167 sqm approx



11 Morley St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 1

Price: \$1,735,000
Method: Sold Before Auction
Date: 15/12/2017
Rooms: -
Property Type: House
Land Size: 206 sqm approx



61 Heath St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

3 1 -

Price: \$1,653,000
Method: Private Sale
Date: 24/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 140 sqm approx