

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

45 Bridge Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$1,010,000

Median sale price

Median price

\$1,425,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/01/2019

to

31/12/2019

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.

	Address of comparable property	Price	Date of sale
1	21 Spring St.E PORT MELBOURNE 3207	\$1,100,000	07/12/2019
2	5 Gladstone Gr SOUTH MELBOURNE 3205	\$1,030,000	15/02/2020
3	43 Bridge St PORT MELBOURNE 3207	\$1,020,000	20/12/2019

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.~~

This Statement of Information was prepared on:

19/03/2020 10:06

45 Bridge Street, Port Melbourne Vic 3207



Property Type: House (Res)

Agent Comments

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Indicative Selling Price

\$1,010,000

Median House Price

Year ending December 2019: \$1,425,000

Comparable Properties



21 Spring St.E PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,100,000

Method: Auction Sale

Date: 07/12/2019

Property Type: House (Res)



5 Gladstone Gr SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$1,030,000

Method: Auction Sale

Date: 15/02/2020

Rooms: 2

Property Type: House (Res)



43 Bridge St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,020,000

Method: Private Sale

Date: 20/12/2019

Rooms: 3

Property Type: House (Res)

Land Size: 95 sqm approx

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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.