

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

33 Stokes Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,950,000

&

\$2,145,000

Median sale price

Median price \$1,805,000

Property Type House

Suburb Port Melbourne

Period - From 01/07/2020

to 30/06/2021

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	292 Esplanade East PORT MELBOURNE 3207	\$1,965,000	18/07/2021
2	2 Evans St PORT MELBOURNE 3207	\$2,050,000	10/04/2021
3	15 Morley St PORT MELBOURNE 3207	\$2,105,000	27/03/2021

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:

20/07/2021 16:29

33 Stokes Street, Port Melbourne Vic 3207



FISHER .
0435911161
ryanfisher@fisheraus.com.au



2 2 1

Rooms: 5
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,145,000
Median House Price
Year ending June 2021: \$1,805,000

Comparable Properties



292 Esplanade East PORT MELBOURNE 3207 (REI) **Agent Comments**

3 2 -

Price: \$1,965,000
Method: Auction Sale
Date: 18/07/2021
Property Type: House
Land Size: 214 sqm approx



2 Evans St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

4 2 1

Price: \$2,050,000
Method: Auction Sale
Date: 10/04/2021
Property Type: House (Res)
Land Size: 126 sqm approx



15 Morley St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

3 2 1

Price: \$2,105,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 215 sqm approx