

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

188 Station Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,100,000 & \$1,150,000

Median sale price

Median price \$1,707,500 Property Type House Suburb Port Melbourne

Period - From 01/04/2020 to 31/03/2021 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	192 Clark St PORT MELBOURNE 3207	\$1,125,000	20/03/2021
2	327 Princes St PORT MELBOURNE 3207	\$1,150,000	20/02/2021
3	188 Albert St PORT MELBOURNE 3207	\$1,200,000	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:

12/05/2021 21:00

188 Station Street, Port Melbourne Vic 3207



2 1 0

Property Type: House

Agent Comments

Jon Kett
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Indicative Selling Price

\$1,100,000 - \$1,150,000

Median House Price

Year ending March 2021: \$1,707,500

Comparable Properties



192 Clark St PORT MELBOURNE 3207 (REI)

Agent Comments

3 1 1

Price: \$1,125,000

Method: Auction Sale

Date: 20/03/2021

Property Type: House (Res)

Land Size: 138 sqm approx



327 Princes St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 -

Price: \$1,150,000

Method: Auction Sale

Date: 20/02/2021

Property Type: House (Res)

Land Size: 122 sqm approx



188 Albert St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 -

Price: \$1,200,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

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