

# 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 Pickles Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,200,000 & \$2,400,000

### Median sale price

Median price \$1,551,000 Property Type House Suburb Port Melbourne

Period - From 12/06/2019 to 11/06/2020 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	246 Stokes St PORT MELBOURNE 3207	\$2,450,000	17/04/2020
2	243 Esplanade East PORT MELBOURNE 3207	\$2,445,000	01/03/2020
3	60 Evans St PORT MELBOURNE 3207	\$2,210,000	22/02/2020

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:

12/06/2020 18:45



4 2 0

**Property Type:** House (Res)

**Land Size:** 162 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,200,000 - \$2,400,000

**Median House Price**

12/06/2019 - 11/06/2020: \$1,551,000

## Comparable Properties



**246 Stokes St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$2,450,000

**Method:** Private Sale

**Date:** 17/04/2020

**Rooms:** 6

**Property Type:** House

**Land Size:** 267 sqm approx



**243 Esplanade East PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$2,445,000

**Method:** Auction Sale

**Date:** 01/03/2020

**Property Type:** House

**Land Size:** 173 sqm approx



**60 Evans St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

3 2 -

**Price:** \$2,210,000

**Method:** Auction Sale

**Date:** 22/02/2020

**Property Type:** House

**Land Size:** 184 sqm approx