

# 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

84 Evans 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 \$1,100,000

&

\$1,120,000

### Median sale price

Median price \$1,300,000

Property Type House

Suburb Port Melbourne

Period - From 01/04/2019

to 30/06/2019

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	182 Ross St PORT MELBOURNE 3207	\$1,213,000	15/04/2019
2	196 Ross St PORT MELBOURNE 3207	\$1,200,000	18/07/2019
3	137 Pickles St PORT MELBOURNE 3207	\$1,100,000	22/04/2019

**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:

16/09/2019 13:42



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**Property Type:** House

**Land Size:** 101 sqm approx

Agent Comments

## Comparable Properties



**182 Ross St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$1,213,000

**Method:** Private Sale

**Date:** 15/04/2019

**Property Type:** House



**196 Ross St PORT MELBOURNE 3207 (REI)**

Agent Comments

3 2 1

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 18/07/2019

**Rooms:** 5

**Property Type:** Townhouse (Res)



**137 Pickles St PORT MELBOURNE 3207 (VG)**

Agent Comments

2 - -

1 bathroom

**Price:** \$1,100,000

**Method:** Sale

**Date:** 22/04/2019

**Property Type:** House (Res)

**Land Size:** 120 sqm approx