

RT Edgar

STATEMENT OF INFORMATION

3 April 2018

Property offered for sale

47 Swallow Street, Port Melbourne

Indicative selling price

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

Single price	\$ 3,950,000	OR Range between	\$	&	\$
--------------	--------------	------------------	----	---	----

Median sale price

Median price	\$1,505,000	House	x	Unit	Suburb	Port Melbourne (3207)
Period - From	4 th June 2017	to	4 th December 2017	Source	REIV/VGA – propertydata.com.au	

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar estate agent and Jonathon Bird consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 50 Moubray St ALBERT PARK 3206 VIC	\$5,025,000	09/08/2017
2 80 Ross St PORT MELBOURNE 3207 VIC	\$4,750,000	10/08/2017
3 16 Reed St ALBERT PARK 3206 VIC	\$4,110,000	21/10/2017