

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

12 Morley Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,640,000

&

\$1,700,000

Median sale price

Median price \$1,580,000

House

X

Unit

Suburb Port Melbourne

Period - From 01/07/2017

to

30/06/2018

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	28 Lyons St PORT MELBOURNE 3207	\$1,750,000	23/04/2018
2	42 Station St PORT MELBOURNE 3207	\$1,681,000	10/04/2018
3	13 The Cove PORT MELBOURNE 3207	\$1,650,000	29/05/2018

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.

12 Morley Street, Port Melbourne Vic 3207

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3 2.5 2

Rooms:
Property Type: House
Land Size: 194 sqm approx
Agent Comments

Indicative Selling Price
\$1,640,000 - \$1,700,000
Median House Price
Year ending June 2018: \$1,580,000

Comparable Properties



28 Lyons St PORT MELBOURNE 3207 (VG)

Agent Comments

3 - -

Price: \$1,750,000
Method: Sale
Date: 23/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 191 sqm approx



42 Station St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 1

Price: \$1,681,000
Method: Private Sale
Date: 10/04/2018
Rooms: 5
Property Type: House
Land Size: 166 sqm approx



13 The Cove PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 1

Price: \$1,650,000
Method: Sold Before Auction
Date: 29/05/2018
Rooms: -
Property Type: House (Res)