

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

23/97 Cruikshank Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,420,000

Property Type House

Suburb Port Melbourne

Period - From 01/07/2018

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	196 Ross St PORT MELBOURNE 3207	\$1,200,000	18/07/2019
2	152 Stokes St PORT MELBOURNE 3207	\$1,185,000	17/07/2019
3	17/97-101 Cruikshank St PORT MELBOURNE 3207	\$1,100,000	17/08/2019

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:

25/09/2019 17:10

23/97 Cruikshank Street, Port Melbourne Vic 3207

Jon Kett
03 9646 4444
0415 853 564
jkett@chisholmgamon.com.au



2 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending June 2019: \$1,420,000

Comparable Properties



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)



152 Stokes St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 1 1

Price: \$1,185,000

Method: Private Sale

Date: 17/07/2019

Property Type: House

Land Size: 71 sqm approx



17/97-101 Cruikshank St PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Auction Sale

Date: 17/08/2019

Property Type: House (Res)

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.