

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

108 Evans Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$2,000,000

Property Type House

Suburb Port Melbourne

Period - From 01/04/2022

to

30/06/2022

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	76 Station St PORT MELBOURNE 3207	\$1,475,000	04/06/2022
2	279 Ross St PORT MELBOURNE 3207	\$1,450,000	04/06/2022
3	171 Bridge St PORT MELBOURNE 3207	\$1,443,000	22/06/2022

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:

13/09/2022 13:05

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

June quarter 2022: \$2,000,000



Property Type:

Agent Comments

Comparable Properties



76 Station St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,475,000

Method: Auction Sale

Date: 04/06/2022

Property Type: House (Res)

Land Size: 86 sqm approx



279 Ross St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,450,000

Method: Auction Sale

Date: 04/06/2022

Property Type: House (Res)

Land Size: 202 sqm approx

171 Bridge St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,443,000

Method: Private Sale

Date: 22/06/2022

Property Type: House (Res)

Land Size: 127 sqm approx