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

536 Williamstown Road, Port Melbourne Vic 3207

Indicative selling price

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

Range between | $1,150,000 | & | $1,265,000

Median sale price

| Median price | $1,655,000 | Property Type | House | Suburb | Port Melbourne |

| Period - From | 14/10/2019 | to | 13/10/2020 | 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	20 Mountain St SOUTH MELBOURNE 3205	$1,350,000	16/04/2020
2	14-16 Morris St SOUTH MELBOURNE 3205	$1,325,000	17/07/2020
3	351 Dorcas St SOUTH MELBOURNE 3205	$1,205,000	02/07/2020

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.~~

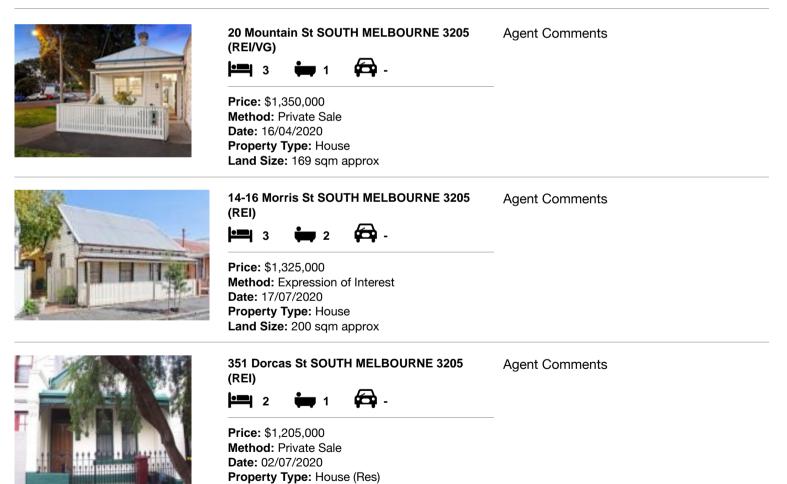This Statement of Information was prepared on: | 14/10/2020 14:12

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Property Type: House (Res)
Land Size: 279 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,265,000
Median House Price
14/10/2019 - 13/10/2020: $1,655,000

Comparable Properties

20 Mountain St SOUTH MELBOURNE 3205 (REI/VG)

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Price: $1,350,000
Method: Private Sale
Date: 16/04/2020
Property Type: House
Land Size: 169 sqm approx

Agent Comments

14-16 Morris St SOUTH MELBOURNE 3205 (REI)

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Price: $1,325,000
Method: Expression of Interest
Date: 17/07/2020
Property Type: House
Land Size: 200 sqm approx

Agent Comments

351 Dorcas St SOUTH MELBOURNE 3205 (REI)

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Price: $1,205,000
Method: Private Sale
Date: 02/07/2020
Property Type: House (Res)

Agent Comments