

2/79 Pickles Street, Port Melbourne Vic 3207

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**Rooms:**  
**Property Type:** Apartment  
**Land Size:**

**Agent Comments**

\* Body Corp fees: \$2840pa approx. \* Council Rates: \$1017.95 \* Car Parking with Storage

**Indicative Selling Price**

\$520,000 - \$550,000

**Median Unit Price**

Year ending March 2017: \$655,000

## Comparable Properties



**33/8 Graham St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

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**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 17/12/2016  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:**



**61/1 Graham St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

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**Price:** \$555,000  
**Method:** Private Sale  
**Date:** 10/03/2017  
**Rooms:** 2  
**Property Type:** Apartment  
**Land Size:**



**A216/57 Bay St PORT MELBOURNE 3207 (REI)** **Agent Comments**

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**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 16/02/2017  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:**

## 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

2/79 Pickles Street, Port Melbourne Vic 3207

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov/underquoting](http://consumer.vic.gov/underquoting)

Range between \$520,000

&

\$550,000

#### Median sale price

Median price \$655,000

Unit X

Suburb Port Melbourne

Period - From 01/04/2016 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
33/8 Graham St PORT MELBOURNE 3207	\$620,000	17/12/2016
61/1 Graham St PORT MELBOURNE 3207	\$555,000	10/03/2017
A216/57 Bay St PORT MELBOURNE 3207	\$540,000	16/02/2017