

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

123 Pickles 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 \$1,670,000 Property Type House Suburb Port Melbourne

Period - From 01/10/2019 to 31/12/2019 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	134 Farrell St PORT MELBOURNE 3207	\$1,150,000	24/08/2019
2	21 Spring St.E PORT MELBOURNE 3207	\$1,100,000	07/12/2019
3	243 Graham St PORT MELBOURNE 3207	\$1,050,000	09/08/2019

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:

20/01/2020 17:25



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Property Type: House

Land Size: 167 sqm approx

Agent Comments

Comparable Properties



134 Farrell St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

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Price: \$1,150,000

Method: Private Sale

Date: 24/08/2019

Property Type: House (Res)

Land Size: 164 sqm approx



21 Spring St.E PORT MELBOURNE 3207 (REI) Agent Comments

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Price: \$1,100,000

Method: Auction Sale

Date: 07/12/2019

Property Type: House (Res)



243 Graham St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

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Price: \$1,050,000

Method: Private Sale

Date: 09/08/2019

Property Type: House

Land Size: 149 sqm approx