

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 305/19 Pickles Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$580,000 & \$640,000

Median sale price

Median price \$801,000 House Unit X Suburb Port Melbourne

Period - From 01/10/2018 to 31/12/2018 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	304/1 Danks St PORT MELBOURNE 3207	\$694,000	15/09/2018
2	204/1 Danks St.W PORT MELBOURNE 3207	\$690,000	07/11/2018
3	502/166 Rouse St PORT MELBOURNE 3207	\$625,000	10/11/2018

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.



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$580,000 - \$640,000

Median Unit Price

December quarter 2018: \$801,000

Comparable Properties



304/1 Danks St PORT MELBOURNE 3207 (REI) **Agent Comments**

2 1 1

Price: \$694,000
Method: Auction Sale
Date: 15/09/2018
Rooms: -
Property Type: Apartment



204/1 Danks St.W PORT MELBOURNE 3207 (REI) **Agent Comments**

2 1 1

Price: \$690,000
Method: Private Sale
Date: 07/11/2018
Rooms: -
Property Type: Apartment



502/166 Rouse St PORT MELBOURNE 3207 (REI) **Agent Comments**

2 2 1

Price: \$625,000
Method: Auction Sale
Date: 10/11/2018
Rooms: 4
Property Type: Apartment