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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

66 Poolman Street Port Melbourne VIC 3207

 3  2  4

### Indicative Selling Price

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

Range between \$1,850,000 & \$1,950,000

### Median Sale Price

\$1,481,000 Houses in Port Melbourne between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**58 Poolman Street Port Melbourne  
VIC 3207**

 3  1  3

Sold Price **\$1,740,000**

Sold Date **11-Aug-18**

Distance **0.05km**



**10 Crichton Avenue Port Melbourne  
VIC 3207**

 3  1  3

Sold Price **\$2,005,000**

Sold Date **02-Jun-18**

Distance **0.26km**



**10 Griffin Crescent Port Melbourne  
VIC 3207**

 3  2  1

Sold Price **\$2,100,000**

Sold Date **10-Jul-18**

Distance **0.32km**

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