

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

99 Stokes Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$2,100,000

&

\$2,300,000

Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Port Melbourne

Period - From

09/10/2019

to

08/10/2020

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	203 Pickles St PORT MELBOURNE 3207	\$2,466,000	10/07/2020
2	66 Ashworth St ALBERT PARK 3206	\$2,400,000	10/07/2020
3	17 The Cove PORT MELBOURNE 3207	\$1,960,000	22/07/2020

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:

09/10/2020 11:13

99 Stokes Street, Port Melbourne Vic 3207



 5  5  2

Property Type: House (Previously Occupied - Detached)

Land Size: 210 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

09/10/2019 - 08/10/2020: \$1,650,000

Comparable Properties



203 Pickles St PORT MELBOURNE 3207 (REI) **Agent Comments**

 4  2  -

Price: \$2,466,000

Method: Sold Before Auction

Date: 10/07/2020

Property Type: House (Res)

Land Size: 180 sqm approx



66 Ashworth St ALBERT PARK 3206 (REI/VG) **Agent Comments**

 3  3  2

Price: \$2,400,000

Method: Private Sale

Date: 10/07/2020

Property Type: House

Land Size: 138 sqm approx



17 The Cove PORT MELBOURNE 3207 (VG) **Agent Comments**

 4  -  -

Price: \$1,960,000

Method: Sale

Date: 22/07/2020

Property Type: House - Attached House N.E.C.

Land Size: 217 sqm approx

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.