

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

316/1 Danks Street West, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$695,000

Median sale price

Median price

\$840,250

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/01/2021

to

31/12/2021

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	102/2 Rouse St PORT MELBOURNE 3207	\$710,000	05/02/2022
2	302/19 Pickles St PORT MELBOURNE 3207	\$715,000	08/12/2021
3	701/101 Bay St PORT MELBOURNE 3207	\$733,000	09/03/2022

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:

30/03/2022 16:26

316/1 Danks Street West, Port Melbourne Vic 3207



Property Type:
Agent Comments

Indicative Selling Price

\$695,000

Median Unit Price

Year ending December 2021: \$840,250

Comparable Properties



102/2 Rouse St PORT MELBOURNE 3207
(REI/VG)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 05/02/2022
Property Type: Apartment



302/19 Pickles St PORT MELBOURNE 3207
(REI/VG)

Agent Comments



Price: \$715,000
Method: Sold Before Auction
Date: 08/12/2021
Property Type: Apartment



701/101 Bay St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$733,000
Method: Private Sale
Date: 09/03/2022
Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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