Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode 17 Sunlight Road, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price	\$1,900,000	Pro	perty Type	House		Suburb	Port Melbourne
Period - From	01/01/2021	to	31/03/2021		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

Aut	areas or comparable property	1 1100	Date of Sale
1	5905/35 Queens Bridge St SOUTHBANK 3006	\$1,447,000	15/02/2021
2	194 Ingles St PORT MELBOURNE 3207	\$1,445,000	17/04/2021
3	801/70 Lorimer St DOCKLANDS 3008	\$1,350,000	11/02/2021

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: 05/05/2021 18:54



Date of sale











Property Type: House (Res) Land Size: 89 sqm approx

Agent Comments

Indicative Selling Price \$1,250,000 - \$1,350,000 **Median House Price**

March quarter 2021: \$1,900,000

Comparable Properties



5905/35 Queens Bridge St SOUTHBANK 3006

(VG)





Price: \$1,447,000 Method: Sale Date: 15/02/2021

Property Type: Strata Unit/Flat

Agent Comments

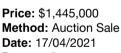
194 Ingles St PORT MELBOURNE 3207 (REI)











Rooms: 5

Property Type: Townhouse (Res)

Agent Comments



801/70 Lorimer St DOCKLANDS 3008 (VG)







Price: \$1,350,000 Method: Sale Date: 11/02/2021

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Little Real Estate | P: 07 3037 0255



