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

393 Howe Parade, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$1,500,000	&	\$1,600,000				
Median sale price							
Median price	\$1,580,000	House X	Unit	Suburb Port Melbourne			
Period - From	01/10/2017	to 30/09/2018	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.

Ado	dress of comparable property	Price	Date of sale
1	58 Poolman St PORT MELBOURNE 3207	\$1,740,000	11/08/2018
2	12 Morley St PORT MELBOURNE 3207	\$1,685,000	25/08/2018
3	402 Williamstown Rd PORT MELBOURNE 3207	\$1,660,000	01/09/2018

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.

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

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The information contained herein is to be used as a guide only. Alth



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Rooms: Property Type: House (Res) Land Size: 330 sqm approx Agent Comments Jon Kett 03 9646 4444 0415 853 564 jkett@chisholmgamon.com.au

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price Year ending September 2018: \$1,580,000

Comparable Properties



58 Poolman St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,740,000 Method: Auction Sale Date: 11/08/2018 Rooms: -Property Type: House (Res)



12 Morley St PORT MELBOURNE 3207 (REI/VG)



Price: \$1,685,000 Method: Auction Sale Date: 25/08/2018 Rooms: 5 Property Type: House (Res) Land Size: 194 sqm approx



402 Williamstown Rd PORT MELBOURNEAgent Comments3207 (REI/VG)Agent Comments



Price: \$1,660,000 Method: Auction Sale Date: 01/09/2018 Rooms: -Property Type: House (Res)

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

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Agent Comments



