

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

80 Bridge Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,420,000

House

X

Unit

Suburb Port Melbourne

Period - From 01/07/2018

to

30/06/2019

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	34 Kerferd Rd ALBERT PARK 3206	\$1,181,000	06/04/2019
2	137 Pickles St PORT MELBOURNE 3207	\$1,100,000	22/04/2019
3	151 Raglan St PORT MELBOURNE 3207	\$1,080,000	01/05/2019

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.

80 Bridge Street, Port Melbourne Vic 3207

Jon Kett
03 9646 4444
0415 853 564
jkett@chisholmgamon.com.au



3 1

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 175 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending June 2019: \$1,420,000

Comparable Properties



34 Kerferd Rd ALBERT PARK 3206 (REI/VG)

Agent Comments

2 1 -

Price: \$1,181,000

Method: Auction Sale

Date: 06/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 147 sqm approx



137 Pickles St PORT MELBOURNE 3207 (VG)

Agent Comments

2 - -

Price: \$1,100,000

Method: Sale

Date: 22/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 120 sqm approx



151 Raglan St PORT MELBOURNE 3207 (VG)

Agent Comments

3 - -

Price: \$1,080,000

Method: Sale

Date: 01/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 184 sqm approx