

# 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

109 Ingles Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$900,000

### Median sale price

Median price \$1,772,500 Property Type House Suburb Port Melbourne

Period - From 01/04/2021 to 30/06/2021 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                              | 111 Ingles St PORT MELBOURNE 3207 | \$850,000 | 19/12/2020   |
| 2                              |                                   |           |              |
| 3                              |                                   |           |              |

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: 06/10/2021 13:12



**Property Type:** House

**Land Size:** 77 sqm approx

Agent Comments

## Comparable Properties



**111 Ingles St PORT MELBOURNE 3207 (VG)**

Agent Comments



1 bathroom

**Price:** \$850,000

**Method:** Sale

**Date:** 19/12/2020

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

**Land Size:** 78 sqm approx

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.