

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

409/19 Pickles Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$670,000

Median sale price

Median price \$706,000

House

Unit

X

Suburb

Port Melbourne

Period - From 01/01/2018

to

31/12/2018

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.

	Address of comparable property	Price	Date of sale
1	12/33 Johnston St PORT MELBOURNE 3207	\$687,000	06/04/2019
2	306/19-25 Nott St PORT MELBOURNE 3207	\$650,000	06/12/2018
3	304/99 Nott St PORT MELBOURNE 3207	\$630,000	18/03/2019

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.

409/19 Pickles Street, Port Melbourne Vic 3207

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2 1 1

Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$670,000
Median Unit Price
Year ending December 2018: \$706,000

Comparable Properties



12/33 Johnston St PORT MELBOURNE 3207 (REI) **Agent Comments**

2 1 1

Price: \$687,000
Method: Auction Sale
Date: 06/04/2019
Rooms: -
Property Type: Apartment



306/19-25 Nott St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

2 1 1

Price: \$650,000
Method: Private Sale
Date: 06/12/2018
Rooms: 3
Property Type: Apartment



304/99 Nott St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

2 1 1

Price: \$630,000
Method: Private Sale
Date: 18/03/2019
Rooms: 3
Property Type: Apartment