

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

204 Princes Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,350,000 & \$1,400,000

Median sale price

Median price \$1,810,000 Property Type House Suburb Port Melbourne

Period - From 01/01/2020 to 31/03/2020 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	219 Ross St PORT MELBOURNE 3207	\$1,457,000	08/02/2020
2	84 Stokes St PORT MELBOURNE 3207	\$1,450,000	27/04/2020
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:

21/05/2020 09:49



Property Type: House

Land Size: 180 sqm approx

Agent Comments

Comparable Properties



219 Ross St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,457,000

Method: Auction Sale

Date: 08/02/2020

Property Type: House (Res)

Land Size: 202 sqm approx



84 Stokes St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$1,450,000

Method: Private Sale

Date: 27/04/2020

Property Type: House

Land Size: 213 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.