

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

46 The Bend, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$1,350,000

Median sale price

Median price

\$1,540,000

House

X

Unit

Suburb

Port Melbourne

Period - From

01/10/2018

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 | 336 Howe Pde PORT MELBOURNE 3207 | \$1,350,000 | 04/10/2018 |
| 2 | 344 Howe Pde PORT MELBOURNE 3207 | \$1,340,000 | 08/09/2018 |
| 3 | 263 Bridge St PORT MELBOURNE 3207 | \$1,305,000 | 27/10/2018 |

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.



3 1 1

Rooms:

Property Type: House

Land Size: 285 sqm approx

Agent Comments

Comparable Properties



336 Howe Pde PORT MELBOURNE 3207
(REI/VG)

Agent Comments

2 1 1

Price: \$1,350,000

Method: Sold Before Auction

Date: 04/10/2018

Rooms: -

Property Type: House (Res)

344 Howe Pde PORT MELBOURNE 3207
(REI/VG)

Agent Comments

3 1 1

Price: \$1,340,000

Method: Auction Sale

Date: 08/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 340 sqm approx



263 Bridge St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

2 1 1

Price: \$1,305,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 164 sqm approx