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

12 Weeroona Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$1,305,000	Pro	operty Type	Hou	ise		Suburb	Port Melbourne	
Period - From	01/07/2019	to	30/09/2019)	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	7 Dunstan Pde PORT MELBOURNE 3207	\$1,205,000	21/09/2019
2	6 Dunstan Pde PORT MELBOURNE 3207	\$1,100,000	20/04/2019
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:

04/11/2019 16:10



12 Weeroona Street, Port Melbourne Vic 3207







Property Type: House Land Size: 321 sqm approx Agent Comments David Lack 03 8671 3777 0418 996 265 dlack@bigginscott.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price September quarter 2019: \$1,305,000

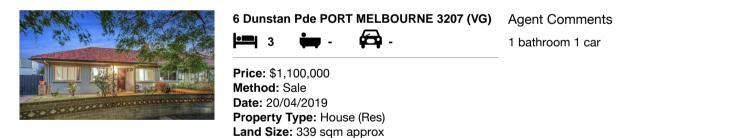
Comparable Properties



7 Dunstan Pde PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,205,000 Method: Auction Sale Date: 21/09/2019 Property Type: House (Res) Land Size: 321 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.

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.