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

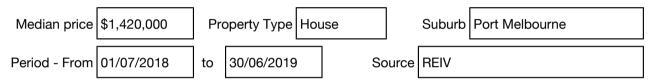
43 Bridge Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$1,055,000

Median sale price



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	243 Graham St PORT MELBOURNE 3207	\$1,050,000	09/08/2019
2	5 Herbert PI ALBERT PARK 3206	\$1,030,000	22/06/2019
3	56 Raglan St SOUTH MELBOURNE 3205	\$1,027,500	12/08/2019

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.

This Statement of Information was prepared on:

16/09/2019



43 Bridge Street, Port Melbourne Vic 3207





Property Type: House (Res) Agent Comments Jon Kett 03 9646 4444 0415 853 564 jkett@chisholmgamon.com.au

Indicative Selling Price \$1,055,000 Median House Price Year ending June 2019: \$1,420,000

Comparable Properties



243 Graham St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,050,000 Method: Private Sale Date: 09/08/2019 Property Type: House



5 Herbert PI ALBERT PARK 3206 (REI)

боа_

Agent Comments

Price: \$1,030,000 Method: Auction Sale Date: 22/06/2019 Property Type: House (Res)

2



56 Raglan St SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$1,027,500 Method: Private Sale Date: 12/08/2019 Property Type: House

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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.