

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

177 Bridge Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$1,670,000

Median sale price

Median price

\$1,589,000

Property Type

House

Suburb

Port Melbourne

Period - From

14/05/2019

to

13/05/2020

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	86 Station St PORT MELBOURNE 3207	\$1,842,000	29/02/2020
2	349 Dorcas St SOUTH MELBOURNE 3205	\$1,600,000	17/04/2020
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:

14/05/2020 12:24



3 2 0

Property Type: House (Res)

Land Size: 125 sqm approx

Agent Comments

Indicative Selling Price

\$1,670,000

Median House Price

14/05/2019 - 13/05/2020: \$1,589,000

Comparable Properties



86 Station St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 -

Price: \$1,842,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

Land Size: 132 sqm approx



349 Dorcas St SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 2 1

Price: \$1,600,000

Method: Private Sale

Date: 17/04/2020

Property Type: House

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.