

# 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

1/7 Liardet Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$930,000

### Median sale price

Median price \$702,000 Property Type Unit Suburb Port Melbourne

Period - From 01/10/2020 to 31/12/2020 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	6/36 Philipson St ALBERT PARK 3206	\$875,000	08/10/2020
2	502/52 Dow St PORT MELBOURNE 3207	\$865,000	19/11/2020
3	302E/126 Rouse St PORT MELBOURNE 3207	\$860,000	29/12/2020

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:

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**Rooms:** 3

**Property Type:** Strata Unit/Flat

**Land Size:** 88 sqm approx

**Agent Comments**

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**Indicative Selling Price**

\$850,000 - \$930,000

**Median Unit Price**

December quarter 2020: \$702,000

## Comparable Properties



**6/36 Philipson St ALBERT PARK 3206 (REI/VG)** Agent Comments



**Price:** \$875,000

**Method:** Private Sale

**Date:** 08/10/2020

**Property Type:** Apartment



**502/52 Dow St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments



**Price:** \$865,000

**Method:** Private Sale

**Date:** 19/11/2020

**Property Type:** Apartment



**302E/126 Rouse St PORT MELBOURNE 3207 (REI)**

Agent Comments



**Price:** \$860,000

**Method:** Private Sale

**Date:** 29/12/2020

**Property Type:** Apartment