

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

201/15 Pickles Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$750,000

&

\$790,000

Median sale price

Median price

\$722,500

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/07/2022

to

30/09/2022

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	301/2 Rouse St PORT MELBOURNE 3207	\$791,999	08/04/2022
2	4/74 Stokes St PORT MELBOURNE 3207	\$778,000	10/05/2022
3	G09/187 Graham St PORT MELBOURNE 3207	\$770,000	03/12/2022

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:

10/01/2023 16:25



3
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$750,000 - \$790,000

Median Unit Price

September quarter 2022: \$722,500

Comparable Properties



301/2 Rouse St PORT MELBOURNE 3207 (VG) **Agent Comments**

2
 -
 -

Price: \$791,999

Method: Sale

Date: 08/04/2022

Property Type: Strata Unit/Flat



4/74 Stokes St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

2
 1
 1

Price: \$778,000

Method: Private Sale

Date: 10/05/2022

Property Type: Apartment



G09/187 Graham St PORT MELBOURNE 3207 (REI) **Agent Comments**

2
 1
 1

Price: \$770,000

Method: Auction Sale

Date: 03/12/2022

Property Type: Apartment

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