

## 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 8/158 Bridge 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)

Single price \$585,000

#### Median sale price

Median price \$765,000

House

Unit

X

Suburb

Port Melbourne

Period - From 01/04/2018

to

31/03/2019

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 | 519/85 Market St SOUTH MELBOURNE 3205 | \$610,000 | 29/03/2019   |
| 2 | 8/109 Ross St PORT MELBOURNE 3207     | \$600,000 | 13/02/2019   |
| 3 | 407/79 Market St SOUTH MELBOURNE 3205 | \$557,500 | 31/01/2019   |

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.

 2   
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**Rooms:****Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$585,000

**Median Unit Price**

Year ending March 2019: \$765,000

## Comparable Properties



**519/85 Market St SOUTH MELBOURNE 3205 (REI)**

Agent Comments

 2   
  1   
  1

**Price:** \$610,000**Method:** Private Sale**Date:** 29/03/2019**Rooms:** 3**Property Type:** Apartment

**8/109 Ross St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

 2   
  1   
  1

**Price:** \$600,000**Method:** Private Sale**Date:** 13/02/2019**Rooms:** 3**Property Type:** Apartment

**407/79 Market St SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments

 2   
  1   
  1

**Price:** \$557,500**Method:** Private Sale**Date:** 31/01/2019**Rooms:** -**Property Type:** Apartment