

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 98 Evans Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,420,000 House X Unit Suburb Port Melbourne

Period - From 01/07/2018 to 30/06/2019 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	152 Cobden St SOUTH MELBOURNE 3205	\$1,350,000	13/04/2019
2	5 Wilson St SOUTH MELBOURNE 3205	\$1,290,000	01/06/2019
3	156 Farrell St PORT MELBOURNE 3207	\$1,245,000	27/05/2019

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.

98 Evans Street, Port Melbourne Vic 3207



 4  1 

Rooms:
Property Type: House
Land Size: 142.309 sqm approx
Agent Comments

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Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending June 2019: \$1,420,000

Comparable Properties



152 Cobden St SOUTH MELBOURNE 3205 (REI)

Agent Comments

 2  1  -

Price: \$1,350,000
Method: Auction Sale
Date: 13/04/2019
Rooms: -
Property Type: House (Res)



5 Wilson St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,290,000
Method: Auction Sale
Date: 01/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 105 sqm approx



156 Farrell St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,245,000
Method: Sold Before Auction
Date: 27/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 164 sqm approx