# 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				

#### 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.

Add	Iress 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.

#### Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311

propertydata

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### 98 Evans Street, Port Melbourne Vic 3207





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

152 Cobden St SOUTH MELBOURNE 3205

Jon Kett 03 9646 4444 0415 853 564 jkett@chisholmgamon.com.au

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

## **Comparable Properties**



(REI) 2 ò. Price: \$1,350,000 Method: Auction Sale Date: 13/04/2019 Rooms: -Property Type: House (Res) 5 Wilson St SOUTH MELBOURNE 3205 Agent Comments (REI/VG) **6** 1 **Len** 3 2 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



Price: \$1.245.000 Method: Sold Before Auction Date: 27/05/2019 Rooms: -Property Type: House (Res) Land Size: 164 sqm approx

**60** 1

Agent Comments

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(REI/VG) 2

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