

178 Princes Street, Port Melbourne Vic 3207



3 1 1

Rooms:
Property Type: house
Land Size: 324 approx sqm
approx
Agent Comments

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Indicative Selling Price
\$1,950,000 - \$2,100,000
Median House Price
Year ending March 2017: \$1,455,500

Comparable Properties



117 Liardet St PORT MELBOURNE 3207 (REI) **Agent Comments**

3 1 -

Price: \$2,350,000
Method: Private Sale
Date: 21/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 330 sqm approx



50 Albert St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

3 2 1

Price: \$1,942,500
Method: Auction Sale
Date: 25/02/2017
Rooms: 6
Property Type: House (Res)
Land Size: 260 sqm approx



8 Turville PI PORT MELBOURNE 3207 (REI) **Agent Comments**

3 1 1

Price: \$1,790,000
Method: Auction Sale
Date: 01/04/2017
Rooms: 6
Property Type: House (Res)
Land Size: 250 sqm approx

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

178 Princes Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,950,000

&

\$2,100,000

Median sale price

Median price

\$1,455,500

House

X

Suburb

Port Melbourne

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
117 Liardet St PORT MELBOURNE 3207	\$2,350,000	21/06/2017
50 Albert St PORT MELBOURNE 3207	\$1,942,500	25/02/2017
8 Turville PI PORT MELBOURNE 3207	\$1,790,000	01/04/2017