

RT Edgar

STATEMENT OF INFORMATION

24th September, 2018

Property offered for sale

202/1 Stokes Street, Port Melbourne

Indicative selling price

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

Range between \$975,000 & \$1,050,000

Median sale price

Median price \$660,000 House Unit X Suburb Port Melbourne

Period - From 01/04/2018 to 30/06/2018 Source REIV

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Albert Park estate agent and Simon Jones consider to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|--|-------------|--------------|
| 1 401/77 Nott Street, Port Melbourne, 3207 | \$911,000 | 30/08/2018 |
| 2 4c/9 Beach Street, Port Melbourne, 3207 | \$1,050,000 | 08/08/2018 |
| 3 501/57 Bay Street, Port Melbourne, 3207 | \$1,085,000 | 04/06/2018 |