

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 8/109 Ross Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$600,000

Median sale price

Median price \$716,250 House Unit X Suburb Port Melbourne

Period - From 01/10/2017 to 30/09/2018 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	12/158 Bridge St PORT MELBOURNE 3207	\$591,000	27/10/2018
2	12/334 Princes St PORT MELBOURNE 3207	\$591,000	27/10/2018
3	301/99 Nott St PORT MELBOURNE 3207	\$586,150	09/11/2018

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.

8/109 Ross Street, Port Melbourne Vic 3207

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2 1 1

Rooms:
Property Type: Flat
Land Size: 711.195 sqm approx
Agent Comments

Indicative Selling Price
\$600,000
Median Unit Price
Year ending September 2018: \$716,250

Comparable Properties

12/158 Bridge St PORT MELBOURNE 3207 (VG) **Agent Comments**

3 - -

Price: \$591,000
Method: Sale
Date: 27/10/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



12/334 Princes St PORT MELBOURNE 3207 (REI) **Agent Comments**

2 1 1

Price: \$591,000
Method: Auction Sale
Date: 27/10/2018
Rooms: -
Property Type: Apartment



301/99 Nott St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

2 1 1

Price: \$586,150
Method: Private Sale
Date: 09/11/2018
Rooms: 3
Property Type: Apartment
Land Size: 1952 sqm approx