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

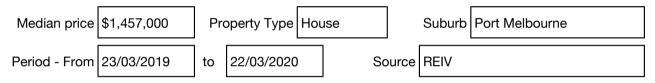
102 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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Single price \$2,800,000

Median sale price



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	112 Beach St PORT MELBOURNE 3207	\$2,950,000	25/09/2019
2	19 Danks St ALBERT PARK 3206	\$2,810,000	22/11/2019
3	143 Ross St PORT MELBOURNE 3207	\$2,780,000	21/03/2020

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.

This Statement of Information was prepared on:

23/03/2020 11:03







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Property Type: House Land Size: 393 sqm approx Agent Comments Indicative Selling Price \$2,800,000 Median House Price 23/03/2019 - 22/03/2020: \$1,457,000

Comparable Properties





Price: \$2,810,000 Method: Sold Before Auction Date: 22/11/2019 Property Type: House (Res)

143 Ross St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$2,780,000 Method: Auction Sale Date: 21/03/2020 Property Type: House (Res)

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Account - Greg Hocking Holdsworth | P: 03 8644 5500 | F: 03 9645 5393

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.