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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

410/19 Pickles Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$560,000 & \$616,000

Median sale price

Median price \$710,000 House Unit X Suburb Port Melbourne

Period - From 01/04/2017 to 30/06/2017 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	11/176-192 Cecil St SOUTH MELBOURNE 3205	\$602,000	17/06/2017
2	129/70 Nott St PORT MELBOURNE 3207	\$595,000	22/05/2017
3	409/52 Nott St PORT MELBOURNE 3207	\$580,000	15/05/2017

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.

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Indicative Selling Price
\$560,000 - \$616,000
Median Unit Price
June quarter 2017: \$710,000



2 1 2

Rooms:
Property Type: Apartment
Agent Comments

Comparable Properties



11/176-192 Cecil St SOUTH MELBOURNE 3205 **Agent Comments**
(REI)

2 1 1

Price: \$602,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 3
Property Type: Apartment



129/70 Nott St PORT MELBOURNE 3207 (REI) **Agent Comments**

2 2 1

Price: \$595,000
Method: Sold Before Auction
Date: 22/05/2017
Rooms: 4
Property Type: Apartment



409/52 Nott St PORT MELBOURNE 3207 (REI) **Agent Comments**

2 1 1

Price: \$580,000
Method: Private Sale
Date: 15/05/2017
Rooms: 3
Property Type: Apartment