

## 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

69 Heath Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,472,500 House X Unit Suburb Port Melbourne

Period - From 01/01/2018 to 31/12/2018 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	70 Draper St ALBERT PARK 3206	\$1,040,000	08/12/2018
2	17 Raglan St PORT MELBOURNE 3207	\$1,007,500	17/11/2018
3	129 Bank St SOUTH MELBOURNE 3205	\$995,000	31/12/2018

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.