

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

35 Stokes Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,532,500

Property Type House

Suburb Port Melbourne

Period - From 01/07/2020

to 30/09/2020

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	145 Station St PORT MELBOURNE 3207	\$1,750,000	09/10/2020
2	265 Rouse St PORT MELBOURNE 3207	\$1,705,000	20/06/2020
3	24 Stokes St PORT MELBOURNE 3207	\$1,650,000	10/07/2020

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:

12/11/2020 09:37



3 2.5 1

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

September quarter 2020: \$1,532,500

Comparable Properties



145 Station St PORT MELBOURNE 3207 (REI) **Agent Comments**

3 2 1

Price: \$1,750,000

Method: Private Sale

Date: 09/10/2020

Property Type: House



265 Rouse St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

3 2 1

Price: \$1,705,000

Method: Auction Sale

Date: 20/06/2020

Property Type: House (Res)



24 Stokes St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

3 1 1

Price: \$1,650,000

Method: Private Sale

Date: 10/07/2020

Rooms: 5

Property Type: House (Res)

Land Size: 135 sqm approx