

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

166 Stokes Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,120,000

&

\$1,220,000

Median sale price

Median price \$1,807,500

Property Type House

Suburb Port Melbourne

Period - From 28/01/2021

to

27/01/2022

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	5 Spring St.E PORT MELBOURNE 3207	\$1,215,000	18/12/2021
2	124 Heath St PORT MELBOURNE 3207	\$1,160,000	10/01/2022
3	153 Market St SOUTH MELBOURNE 3205	\$1,058,000	28/11/2021

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:

28/01/2022 15:19

166 Stokes Street, Port Melbourne Vic 3207

GREG HOCKING
PERSICCHETTI

Campbell Kilsby

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Indicative Selling Price

\$1,120,000 - \$1,220,000

Median House Price

28/01/2021 - 27/01/2022: \$1,807,500



2 1 -

Property Type: House (Res)

Agent Comments

Comparable Properties



5 Spring St.E PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 -

Price: \$1,215,000

Method: Auction Sale

Date: 18/12/2021

Property Type: House (Res)



124 Heath St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 -

Price: \$1,160,000

Method: Private Sale

Date: 10/01/2022

Property Type: House



153 Market St SOUTH MELBOURNE 3205 (REI)

Agent Comments

2 1 -

Price: \$1,058,000

Method: Private Sale

Date: 28/11/2021

Property Type: House

Land Size: 107 sqm approx

Account - Greg Hocking Persichetti | P: 03 95327399 | F: 03 95328276



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