

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

5/164 Ingles Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$2,000,000

&

\$2,100,000

Median sale price

Median price

\$1,825,000

Property Type

House

Suburb

Port Melbourne

Period - From

19/05/2021

to

18/05/2022

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	26 Lyons St PORT MELBOURNE 3207	\$2,080,000	05/03/2022
2	164 Dow St PORT MELBOURNE 3207	\$2,050,000	24/03/2022
3	13 The Cove PORT MELBOURNE 3207	\$2,000,000	27/03/2022

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:

19/05/2022 09:23



3 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,100,000

Median House Price

19/05/2021 - 18/05/2022: \$1,825,000

Comparable Properties



26 Lyons St PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 -

Price: \$2,080,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)



164 Dow St PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 1

Price: \$2,050,000

Method: Private Sale

Date: 24/03/2022

Property Type: House (Res)



13 The Cove PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 1

Price: \$2,000,000

Method: Sold After Auction

Date: 27/03/2022

Property Type: House

Land Size: 216 sqm approx

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951