

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

38 Velvet Road, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

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	8/97-105 Cruikshank St PORT MELBOURNE 3207	\$1,140,000	24/11/2018
2	42 Cambridge St PORT MELBOURNE 3207	\$1,130,000	16/02/2019
3	71 Alfred St PORT MELBOURNE 3207	\$1,070,000	12/12/2018

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.

38 Velvet Road, Port Melbourne Vic 3207

Jon Kett
03 9646 4444
0415 853 564
jkett@chisholmgamon.com.au



3 3 2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending December 2018: \$1,472,500

Comparable Properties



8/97-105 Cruikshank St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

2 2 2

Price: \$1,140,000
Method: Auction Sale
Date: 24/11/2018
Rooms: 3
Property Type: House (Res)
Land Size: 3024 sqm approx



42 Cambridge St PORT MELBOURNE 3207 (REI) **Agent Comments**

3 2 -

Price: \$1,130,000
Method: Auction Sale
Date: 16/02/2019
Rooms: -
Property Type: Townhouse (Res)



71 Alfred St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

2 2 -

Price: \$1,070,000
Method: Private Sale
Date: 12/12/2018
Rooms: 4
Property Type: Townhouse (Single)
Land Size: 91 sqm approx