Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	211/19 Pickles Street, Port Melbourne Vic 3207
Including suburb and	
postcode	

Indicative selling price

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

Single price \$620,000

Median sale price

Median price	\$646,250	Pro	perty Type	Unit		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

	aress of comparable property	1 1100	Date of Sale
1	715/101 Bay St PORT MELBOURNE 3207	\$610,000	02/10/2020
2	105/19 Pickles St PORT MELBOURNE 3207	\$600,000	13/10/2020
3	406/99 Nott St PORT MELBOURNE 3207	\$600,000	28/07/2020

OR

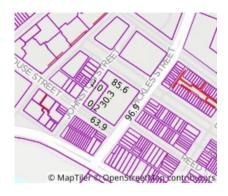
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/12/2020 10:12



Date of sale







Indicative Selling Price \$620,000 **Median Unit Price** September quarter 2020: \$646,250

Comparable Properties



715/101 Bay St PORT MELBOURNE 3207 (VG) Agent Comments

Price: \$610,000 Method: Sale Date: 02/10/2020

Property Type: Subdivided Flat - Single OYO

Flat



105/19 Pickles St PORT MELBOURNE 3207

(REI/VG)

Price: \$600.000 Method: Private Sale Date: 13/10/2020

Property Type: Apartment

Agent Comments



Price: \$600,000 Method: Private Sale Date: 28/07/2020

Property Type: Apartment

Agent Comments

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545



