

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

211/19 Pickles Street, Port Melbourne Vic 3207

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

Property 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	Price	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



Property Type: Strata Unit/Flat
Agent Comments

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) **Agent Comments**



Price: \$600,000
Method: Private Sale
Date: 13/10/2020
Property Type: Apartment



406/99 Nott St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**



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