

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

1/103 Liardet Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$470,000

&

\$510,000

Median sale price

Median price

\$733,500

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/10/2019

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	20/33 Johnston St PORT MELBOURNE 3207	\$555,000	15/05/2020
2	105G/93 Dow St PORT MELBOURNE 3207	\$512,000	23/06/2020
3	406/54 Nott St PORT MELBOURNE 3207	\$487,000	06/06/2020

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:

04/11/2020 19:43



Property Type: Subdivided Flat -
Single OYO Flat
Agent Comments

Indicative Selling Price

\$470,000 - \$510,000

Median Unit Price

Year ending September 2020: \$733,500

Comparable Properties



20/33 Johnston St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$555,000

Method: Sold Before Auction

Date: 15/05/2020

Property Type: Apartment



105G/93 Dow St PORT MELBOURNE 3207 (VG)

Agent Comments



Price: \$512,000

Method: Sale

Date: 23/06/2020

Property Type: Subdivided Flat - Single OYO
Flat



406/54 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$487,000

Method: Private Sale

Date: 06/06/2020

Rooms: 2

Property Type: Apartment