

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

25 The Bend, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price*

Median price \$1,350,000

House

X

Unit

Suburb

Port Melbourne

Period - From 01/01/2019

to

10/06/2019

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	46 The Bend PORT MELBOURNE 3207	\$1,350,000	27/02/2019
2	33 The Bend PORT MELBOURNE 3207	\$1,350,000	06/04/2019
3	24 The Bend PORT MELBOURNE 3207	\$1,200,000	23/ 03/2019

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.

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



Rooms:

Property Type:

Agent Comments

Comparable Properties

46 The Bend PORT MELBOURNE 3207 (VG)

Agent Comments



Price: \$1,350,000

Method: Sale

Date: 27/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 281 sqm approx



33 The Bend PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$1,350,000

Method: Auction Sale

Date: 06/04/2019

Rooms: -5

Property Type: House

Land Size: 315 sqm approx

24 The Bend PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 23/03/2019

Rooms: - 5

Property Type: House

Land Size: 415 sqm approx