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### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property o	ffered	for	sale
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Address	25 The Bend, Port Melbourne Vic 3207
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,350,000	&	\$1,450,000
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#### Median sale price\*

Median price	\$1,350,000	Ηοι	ıse X	Unit		Subu	b 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.

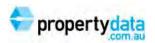
Ad	dress of comparable property	Price	Date of sale
1	46 The Bend PORT MELBOURNE 3207	\$1,350,000	27/02/2019
2	33 The Bend PORT MELBOURNE 3207	\$1,350,000	06/04/2019
3	24 The Bend PORT MELBOURNE 3207	\$1,200,000	23/ 03/2019

#### 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.

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Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price \*

01/05/2019 - 10/09/2019: \$1,350,000 \* Agent calculated median based on 3 sales

Agent Comments

**Agent Comments** 

Agent Comments





## Comparable Properties

46 The Bend PORT MELBOURNE 3207 (VG)

**□** 3 **□** - **□** 

**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)

**1** 3 **1** 6

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)

**1** 3 **1** 4

**Price:\$1,200,000 Method:** Auction Sale **Date:** 23/03/2019

Rooms: - 5 Property Type: House Land Size: 415 sqm approx

·\$1 200 000

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