

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

31 Garton Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$950,000

&

\$1,040,000

Median sale price

Median price

\$1,440,250

House

X

Unit

Suburb

Port Melbourne

Period - From

01/04/2018

to

30/06/2018

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	58 Ross St PORT MELBOURNE 3207	\$1,300,001	01/05/2018
2	341 Princes St PORT MELBOURNE 3207	\$1,185,000	23/06/2018
3	190 Station St PORT MELBOURNE 3207	\$940,000	24/04/2018

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.

31 Garton Street, Port Melbourne Vic 3207



2 1

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$950,000 - \$1,040,000
Median House Price
June quarter 2018: \$1,440,250

Comparable Properties



58 Ross St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

3 2 -

Price: \$1,300,001
Method: Private Sale
Date: 01/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 126 sqm approx



341 Princes St PORT MELBOURNE 3207 (REI) **Agent Comments**

2 1 -

Price: \$1,185,000
Method: Auction Sale
Date: 23/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 130 sqm approx



190 Station St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

2 1 -

Price: \$940,000
Method: Private Sale
Date: 24/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 109 sqm approx