

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

206 Heath Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,000,000

 &

\$1,100,000

Median sale price

Median price

\$1,810,000

 Property Type

House

 Suburb

Port Melbourne

Period - From

01/01/2020

 to

31/03/2020

 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	139 Pickles St PORT MELBOURNE 3207	\$1,050,000	22/05/2020
2	45 Bridge St PORT MELBOURNE 3207	\$1,010,000	18/03/2020
3	54 Thomson St SOUTH MELBOURNE 3205	\$1,000,000	16/05/2020

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:

19/06/2020 14:41



2 1 0

Property Type: House

Land Size: 97 sqm approx

Agent Comments

Comparable Properties



139 Pickles St PORT MELBOURNE 3207 (REI) Agent Comments

2 - -

Price: \$1,050,000

Method: Private Sale

Date: 22/05/2020

Property Type: House

Land Size: 111 sqm approx



45 Bridge St PORT MELBOURNE 3207 (REI/VG) Agent Comments

2 1 -

Price: \$1,010,000

Method: Private Sale

Date: 18/03/2020

Rooms: 3

Property Type: House

Land Size: 95 sqm approx

54 Thomson St SOUTH MELBOURNE 3205 (REI/VG) Agent Comments

2 1 -

Price: \$1,000,000

Method: Private Sale

Date: 16/05/2020

Property Type: House (Res)

Land Size: 105 sqm approx