

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

221 Pickles Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,420,000 Property Type House Suburb Port Melbourne

Period - From 01/07/2018 to 30/06/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

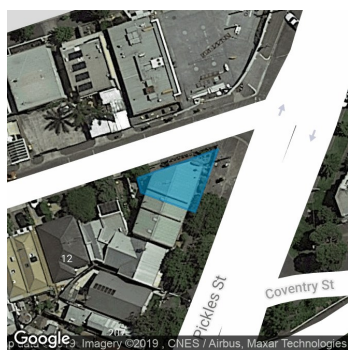
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	38 Velvet Rd PORT MELBOURNE 3207	\$1,150,000	05/04/2019
2	21/97-107 Cruikshank St PORT MELBOURNE 3207	\$1,105,000	16/04/2019
3	17/97-101 Cruikshank St PORT MELBOURNE 3207	\$1,100,000	17/08/2019

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.~~

This Statement of Information was prepared on: 19/09/2019 11:09



3 2 1

Property Type:

Agent Comments

Comparable Properties



38 Velvet Rd PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 3 2

Price: \$1,150,000

Method: Sold Before Auction

Date: 05/04/2019

Rooms: 6

Property Type: House (Res)

Land Size: 109 sqm approx

21/97-107 Cruikshank St PORT MELBOURNE 3207 (VG)

Agent Comments

3 - -

Price: \$1,105,000

Method: Sale

Date: 16/04/2019

Property Type: Flat/Unit/Apartment (Res)



17/97-101 Cruikshank St PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Auction Sale

Date: 17/08/2019

Property Type: House (Res)