

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	383 Princes St PORT MELBOURNE 3207	\$945,000	14/03/2019
2	442 Dorcas St SOUTH MELBOURNE 3205	\$895,000	25/01/2019
3	58 Station St PORT MELBOURNE 3207	\$860,000	10/11/2018

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.



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Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$865,000 - \$950,000
Median House Price
 Year ending December 2018: \$1,525,000

Comparable Properties



383 Princes St PORT MELBOURNE 3207 (REI) Agent Comments

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Price: \$945,000
Method: Private Sale
Date: 14/03/2019
Rooms: -
Property Type: House



442 Dorcas St SOUTH MELBOURNE 3205 Agent Comments (REI/VG)

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Price: \$895,000
Method: Private Sale
Date: 25/01/2019
Rooms: 5
Property Type: House
Land Size: 98 sqm approx



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

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Price: \$860,000
Method: Auction Sale
Date: 10/11/2018
Rooms: 2
Property Type: House (Res)
Land Size: 86 sqm approx