

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
17 Bridge Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,300,000 House Unit Suburb Port Melbourne

Period - From 01/04/2019 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 | 156 Farrell St PORT MELBOURNE 3207 | \$1,245,000 | 27/05/2019 |
| 2 | 182 Ross St PORT MELBOURNE 3207 | \$1,213,000 | 15/04/2019 |
| 3 | 137 Pickles St PORT MELBOURNE 3207 | \$1,100,000 | 22/04/2019 |

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.



Rooms:

Property Type: House

Land Size: 146 sqm approx

Agent Comments

Comparable Properties



156 Farrell St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,245,000

Method: Sold Before Auction

Date: 27/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 164 sqm approx



182 Ross St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,213,000

Method: Private Sale

Date: 15/04/2019

Rooms: -

Property Type: House



137 Pickles St PORT MELBOURNE 3207 (VG)

Agent Comments



1 bathroom

Price: \$1,100,000

Method: Sale

Date: 22/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 120 sqm approx