

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

13 Edina Close, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,735,000 Property Type House Suburb Port Melbourne

Period - From 08/10/2020 to 07/10/2021 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	37 Garton St PORT MELBOURNE 3207	\$1,651,000	07/08/2021
2	182 Heath St PORT MELBOURNE 3207	\$1,610,000	24/07/2021
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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: 08/10/2021 12:21



Rooms: 1
Property Type: House
Land Size: 193 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
08/10/2020 - 07/10/2021: \$1,735,000

Comparable Properties



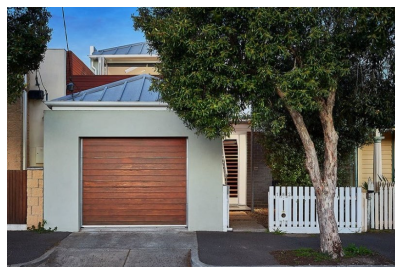
37 Garton St PORT MELBOURNE 3207 (REI)

Agent Comments



124 SQM Land Size

Price: \$1,651,000
Method: Auction Sale
Date: 07/08/2021
Property Type: House



182 Heath St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,610,000
Method: Auction Sale
Date: 24/07/2021
Property Type: Townhouse (Res)
Land Size: 150 sqm approx

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.