

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

Single price

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	143 Cruikshank St PORT MELBOURNE 3207	\$2,926,000	14/10/2017
2	96 Pickles St SOUTH MELBOURNE 3205	\$2,875,000	11/11/2017
3	101 Stokes St PORT MELBOURNE 3207	\$2,611,000	16/09/2017

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.

Justin Holod

9832 1160

0411 669 161

justin.holod@marshallwhite.com.au

Indicative Selling Price

\$3,100,000

Median House Price

Year ending September 2017: \$1,505,000



5 3

Rooms:

Property Type: House (Res)

Land Size: 240 sqm approx

Agent Comments

Comparable Properties



143 Cruikshank St PORT MELBOURNE 3207 (REI)

Agent Comments

4 4 1

Price: \$2,926,000

Method: Auction Sale

Date: 14/10/2017

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 200 sqm approx



96 Pickles St SOUTH MELBOURNE 3205 (REI)

Agent Comments

4 2 2

Price: \$2,875,000

Method: Auction Sale

Date: 11/11/2017

Rooms: 8

Property Type: House (Res)

Land Size: 392 sqm approx



101 Stokes St PORT MELBOURNE 3207 (REI)

Agent Comments

4 3 2

Price: \$2,611,000

Method: Auction Sale

Date: 16/09/2017

Rooms: 7

Property Type: House (Res)

Land Size: 210 sqm approx