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

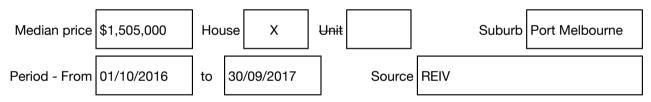
167 Pickles Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$3,100,000

Median sale price



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.

Account - Marshall White & Co | P: 03 9822 9999 | F: 03 9824 4897

propertydata

Generated: 14/12/2017 10:44

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

167 Pickles Street, Port Melbourne Vic 3207

C九 MARSHALLWHITE





Rooms: Property Type: House (Res) Land Size: 240 sqm approx Agent Comments 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

Comparable Properties



143 Cruikshank St PORT MELBOURNE 3207 Agent Comments (REI)



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



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



Price: \$2,611,000 Method: Auction Sale Date: 16/09/2017 Rooms: 7 Property Type: House (Res) Land Size: 210 sqm approx

Account - Marshall White & Co | P: 03 9822 9999 | F: 03 9824 4897

Generated: 14/12/2017 10:44

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



