

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

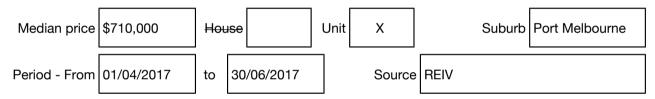
214/1 Danks Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$730,000	&	\$780,000	
-------------------------	---	-----------	--

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.

Ad	dress of comparable property	Price	Date of sale
1	308/15 Pickles St PORT MELBOURNE 3207	\$800,000	24/06/2017
2	13/174 Esplanade East PORT MELBOURNE 3207	\$750,000	03/04/2017
3	503/1 Danks St PORT MELBOURNE 3207	\$701,000	18/02/2017

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 - Home AU Real Estate | P: 03 9826 8680 | F: 03 9826 6947

propertydata

Generated: 07/08/2017 14:38

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.









Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$730,000 - \$780,000 Median Unit Price June quarter 2017: \$710,000

Comparable Properties

308/15 Pickles St PORT MELBOURNE 3207 (REI) 3 1 2 Price: \$800,000 Method: Auction Sale Date: 24/06/2017 Rooms: 4 Property Type: Apartment	Agent Comments
13/174 Esplanade East PORT MELBOURNE 3207 (VG) 2	Agent Comments
503/1 Danks St PORT MELBOURNE 3207 (REI/VG) 2 1 2 2 2 Price: \$701,000 Method: Auction Sale Date: 18/02/2017 Rooms: - Property Type: Apartment	Agent Comments

Account - Home AU Real Estate | P: 03 9826 8680 | F: 03 9826 6947

propertydata

REIV

Generated: 07/08/2017 14:38

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.