

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

340 Ross Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$1,505,000

House

X

Unit

Suburb

Port Melbourne

Period - From

01/10/2016

to

30/09/2017

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	93 Graham St ALBERT PARK 3206	\$1,360,000	11/12/2017
2	16 Mountain St SOUTH MELBOURNE 3205	\$1,412,000	19/08/2017
3	120 Clark St PORT MELBOURNE 3207	\$1,450,000	18/11/2017

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.



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Rooms:
Property Type: House (Res)
Land Size: 144 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
Year ending September 2017: \$1,505,000

Comparable Properties



93 Graham St ALBERT PARK 3206 (REI)

Agent Comments

2 1 -

Price: \$1,360,000
Method: Private Sale
Date: 11/12/2017
Rooms: 4
Property Type: House
Land Size: 108 sqm approx



16 Mountain St SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 1 -

Price: \$1,412,000
Method: Sold Before Auction
Date: 19/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 121 sqm approx



120 Clark St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 -

Price: \$1,450,000
Method: Auction Sale
Date: 18/11/2017
Rooms: 3
Property Type: House (Res)
Land Size: 190 sqm approx