## 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	15 Legon Street, Port Melbourne Vic 3207
Including suburb and	
postcode	

## Indicative selling price

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

Single price \$1,950,000

## Median sale price

Median price	\$1,650,000	Hou	ise X	Unit		Suburb	Port Melbourne
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

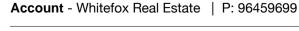
## Comparable property sales (\*Delete A or B below as applicable)

Α\* 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.

Add	dress of comparable property	Price	Date of sale
1	96 Nott St PORT MELBOURNE 3207	\$2,300,000	26/08/2017
2	18 Martin St SOUTH MELBOURNE 3205	\$1,935,000	26/08/2017
3	1 Princes PI PORT MELBOURNE 3207	\$1,845,000	09/09/2017

#### 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.









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Rooms:

Property Type: Townhouse

(Single)

Land Size: 115 sqm approx

Agent Comments

Marty Fox 9645 9699 0438 808 859 marty@whitefoxrealestate.com.au

Indicative Selling Price \$1,950,000 Median House Price June quarter 2017: \$1,650,000

# Comparable Properties



## 96 Nott St PORT MELBOURNE 3207 (REI)







Price: \$2,300,000 Method: Auction Sale Date: 26/08/2017

Rooms: 5

**Property Type:** Townhouse (Res) **Land Size:** 125 sqm approx

#### **Agent Comments**

Comparable land size Superior finish Inferior internal size Inferior outdoor areas Superior parking Overall Comparable



## 18 Martin St SOUTH MELBOURNE 3205 (REI)



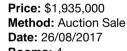






#### Agent Comments

Superior land size Inferior renovation Inferior location Overall inferior



Rooms: 4

**Property Type:** House (Res) **Land Size:** 129 sqm approx









**Price:** \$1,845,000 **Method:** Auction Sale **Date:** 09/09/2017

Rooms: -

Property Type: Townhouse (Res)

#### Agent Comments

Comparable location Comparable land size Inferior internal space Inferior outdoor space

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Overall Inferior

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