

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

15 Legon Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$1,950,000

Median sale price

Median price \$1,650,000

House

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)

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	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.~~

15 Legon Street, Port Melbourne Vic 3207



3 2 1

Rooms:
Property Type: Townhouse
(Single)
Land Size: 115 sqm approx
Agent Comments

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Indicative Selling Price
\$1,950,000

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

Comparable Properties



96 Nott St PORT MELBOURNE 3207 (REI)

2 1 1

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)

3 2 -

Price: \$1,935,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 4
Property Type: House (Res)
Land Size: 129 sqm approx

Agent Comments

Superior land size Inferior renovation Inferior
location Overall inferior



1 Princes PI PORT MELBOURNE 3207 (REI)

- - 2

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
Overall Inferior