

# 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 4/81 Pickles Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$790,000

### Median sale price

Median price \$768,500 Property Type Unit Suburb Port Melbourne

Period - From 01/04/2023 to 31/03/2024 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	8/81 Pickles St PORT MELBOURNE 3207	\$830,000	16/11/2023
2	37/8 Graham St PORT MELBOURNE 3207	\$767,000	21/12/2023
3	14/15 Liardet St PORT MELBOURNE 3207	\$765,000	21/11/2023

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.~~

This Statement of Information was prepared on: 17/04/2024 08:22



🛏️ 2 🚿 2 🚗 2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$750,000 - \$790,000

**Median Unit Price**

Year ending March 2024: \$768,500

## Comparable Properties



**8/81 Pickles St PORT MELBOURNE 3207**  
(REI/VG)

Agent Comments

🛏️ 2 🚿 2 🚗 2

**Price:** \$830,000

**Method:** Sold Before Auction

**Date:** 16/11/2023

**Property Type:** Apartment



**37/8 Graham St PORT MELBOURNE 3207**  
(REI/VG)

Agent Comments

🛏️ 2 🚿 1 🚗 2

**Price:** \$767,000

**Method:** Auction Sale

**Date:** 21/12/2023

**Property Type:** Apartment



**14/15 Liardet St PORT MELBOURNE 3207**  
(REI/VG)

Agent Comments

🛏️ 2 🚿 1 🚗 1

**Price:** \$765,000

**Method:** Sold Before Auction

**Date:** 21/11/2023

**Property Type:** Apartment

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393