## 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										
Range betweer	\$750,000		&		\$790,000					
Median sale p	rice									
Median price	\$768,500	Pro	operty Type	Unit			Suburb	Port Melbourne		
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ad	dress 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







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)



Price: \$830,000 Method: Sold Before Auction Date: 16/11/2023 Property Type: Apartment

Agent Comments



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





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

**1** 2 **1 1 1** 

Agent Comments

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





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