

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 393 Howe Parade, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,580,000 House X Unit Suburb Port Melbourne

Period - From 01/10/2017 to 30/09/2018 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	58 Poolman St PORT MELBOURNE 3207	\$1,740,000	11/08/2018
2	12 Morley St PORT MELBOURNE 3207	\$1,685,000	25/08/2018
3	402 Williamstown Rd PORT MELBOURNE 3207	\$1,660,000	01/09/2018

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.

393 Howe Parade, Port Melbourne Vic 3207

Jon Kett
03 9646 4444
0415 853 564
jkett@chisholmgamon.com.au



 2  2  3

Rooms:
Property Type: House (Res)
Land Size: 330 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
Year ending September 2018: \$1,580,000

Comparable Properties



58 Poolman St PORT MELBOURNE 3207 (REI) **Agent Comments**

 3  1  3

Price: \$1,740,000
Method: Auction Sale
Date: 11/08/2018
Rooms: -
Property Type: House (Res)



12 Morley St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

 3  2  2

Price: \$1,685,000
Method: Auction Sale
Date: 25/08/2018
Rooms: 5
Property Type: House (Res)
Land Size: 194 sqm approx



402 Williamstown Rd PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

 3  1  2

Price: \$1,660,000
Method: Auction Sale
Date: 01/09/2018
Rooms: -
Property Type: House (Res)