

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 5 Candle Road, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$895,000

Median sale price

Median price \$1,580,000 House 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	4/117 Rouse St PORT MELBOURNE 3207	\$920,000	19/10/2018
2	534 Williamstown Rd PORT MELBOURNE 3207	\$880,000	25/08/2018
3	7/46-52 Dow St SOUTH MELBOURNE 3205	\$875,000	05/10/2018

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.



3 3 1

Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$895,000
Median House Price
Year ending September 2018: \$1,580,000

Comparable Properties



4/117 Rouse St PORT MELBOURNE 3207 (REI) Agent Comments

2 2 2

Price: \$920,000
Method: Sold Before Auction
Date: 19/10/2018
Rooms: -
Property Type: Townhouse (Res)



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

2 1 -

Price: \$880,000
Method: Auction Sale
Date: 25/08/2018
Rooms: 4
Property Type: House (Res)
Land Size: 140 sqm approx



7/46-52 Dow St SOUTH MELBOURNE 3205 (REI) Agent Comments

2 1 1

Price: \$875,000
Method: Private Sale
Date: 05/10/2018
Rooms: 4
Property Type: Townhouse (Single)