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	205/19 Pickles Street Port Melbourne VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$600,000	&	$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$752,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Oct 2020	to	30 Sep 2021	Source	Corelogic

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 6 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
204/19 Pickles Street Port Melbourne VIC 3207	$675,000	16-Jun-21
210/2 Rouse Street Port Melbourne VIC 3207	$620,000	28-Apr-21
310/19 Pickles Street Port Melbourne VIC 3207	$610,000	06-Aug-21

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 6 months.~~

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204/19 Pickles Street Port Melbourne VIC 3207

2 1 1

Sold Price **$675,000** Sold Date **16-Jun-21**

Distance **-**



210/2 Rouse Street Port Melbourne VIC 3207

2 1 1

Sold Price **$620,000** Sold Date **28-Apr-21**

Distance **-**



310/19 Pickles Street Port Melbourne VIC 3207

2 1 1

Sold Price **$610,000** Sold Date **06-Aug-21**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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