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	9/81 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	$1,060,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$785,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 May 2021	to	30 Apr 2022	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
6/79 PICKLES STREET PORT MELBOURNE VIC 3207	$1,300,000	25-Nov-21
303G/93 DOW STREET PORT MELBOURNE VIC 3207	$1,003,500	12-Feb-22

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.

This Statement of Information was prepared on: 16 May 2022

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6/79 PICKLES STREET PORT MELBOURNE VIC 3207

3 2 2

Sold Price **$1,300,000** Sold Date **25-Nov-21**

Distance **-**



303G/93 DOW STREET PORT MELBOURNE VIC 3207

3 2 2

Sold Price RS **$1,003,500** UN Sold Date **12-Feb-22**

Distance **-**

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

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