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	8/85 Pickles Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between $480,000 & $510,000

Median sale price

Median price $748,000 Property Type Unit Suburb Port Melbourne

Period - From 01/07/2023 to 30/09/2023 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	311/232 Rouse St PORT MELBOURNE 3207	$495,000	08/11/2023
2	209/2 Rouse St PORT MELBOURNE 3207	$485,500	17/08/2023
3	203/232-242 Rouse St PORT MELBOURNE 3207	$503,000	05/12/2023

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: 22/12/2023 14:44

8/85 Pickles Street, Port Melbourne Vic 3207

BigginScott



1 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$480,000 - $510,000
Median Unit Price
September quarter 2023: $748,000

Comparable Properties



311/232 Rouse St PORT MELBOURNE 3207 (REI)

1 1 1

Price: $495,000
Method:
Date: 08/11/2023
Property Type: Apartment

Agent Comments



209/2 Rouse St PORT MELBOURNE 3207 (VG)

1 - -

Price: $485,500
Method: Sale
Date: 17/08/2023
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments



203/232-242 Rouse St PORT MELBOURNE 3207 (REI)

1 1 1

Price: $503,000
Method: Private Sale
Date: 05/12/2023
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700

REIV THE DIFFERENCE | propertydata.com.au

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