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	401B/25 Pickles Street, Port Melbourne, VIC 3207

Indicative selling price

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

Single price $540,000 or range between _____ & _____

Median sale price

Median price $705,000 Property type Unit Suburb PORT MELBOURNE

Period - From 17/09/2020 to 16/03/2021 Source CoreLogic

Comparable property sales

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
1 509/166 Rouse Street Port Melbourne	$560,000	18/02/2021
2 607/52 Nott Street Port Melbourne	$518,000	12/02/2021
3 501/99 Nott Street Port Melbourne	$540,000	30/12/2020

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: 16/03/2021