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	302/19 Pickles Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between $660,000 & $710,000

Median sale price

Median price $805,000 Property Type Unit Suburb Port Melbourne

Period - From 01/07/2021 to 30/09/2021 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	106/1 Danks St PORT MELBOURNE 3207	$686,000	23/10/2021
2	75/1 Graham St PORT MELBOURNE 3207	$686,000	03/07/2021
3	204/19 Pickles St PORT MELBOURNE 3207	$675,000	17/06/2021

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: 17/11/2021 14:56

302/19 Pickles Street, Port Melbourne Vic 3207

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$660,000 - $710,000
Median Unit Price
September quarter 2021: $805,000

Comparable Properties



106/1 Danks St PORT MELBOURNE 3207 (REI)

2 1 1

Price: $686,000
Method: Auction Sale
Date: 23/10/2021
Property Type: Apartment

Agent Comments



75/1 Graham St PORT MELBOURNE 3207 (REI/VG)

2 1 1

Price: $686,000
Method: Auction Sale
Date: 03/07/2021
Property Type: Unit

Agent Comments



204/19 Pickles St PORT MELBOURNE 3207 (REI/VG)

2 1 1

Price: $675,000
Method: Private Sale
Date: 17/06/2021
Property Type: Apartment

Agent Comments

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