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	102/19 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	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$779,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Nov 2021	to	31 Oct 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
218/232-242 ROUSE STREET PORT MELBOURNE VIC 3207	$635,000	12-Oct-22
213/52 NOTT STREET PORT MELBOURNE VIC 3207	$617,500	03-Oct-22
215/99 NOTT STREET PORT MELBOURNE VIC 3207	$599,000	16-Sep-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: 09 November 2022

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218/232-242 ROUSE STREET PORT MELBOURNE VIC 3207

2 2 1

Sold Price RS **$635,000** Sold Date **12-Oct-22**

Distance **0.64km**



213/52 NOTT STREET PORT MELBOURNE VIC 3207

2 2 1

Sold Price RS **$617,500** Sold Date **03-Oct-22**

Distance **0.51km**



215/99 NOTT STREET PORT MELBOURNE VIC 3207

2 1 1

Sold Price **$599,000** Sold Date **16-Sep-22**

Distance **0.6km**

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

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