

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 27/97 Cruikshank Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,140,000 & \$1,200,000

Median sale price

Median price \$718,000 House Unit X Suburb Port Melbourne

Period - From 01/01/2017 to 31/12/2017 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	5/46-52 Dow St SOUTH MELBOURNE 3205	\$1,239,000	25/10/2017
2	116 Princes St PORT MELBOURNE 3207	\$1,190,000	14/10/2017
3	103 Bank St SOUTH MELBOURNE 3205	\$1,155,000	02/12/2017

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.



2 2 2

Rooms:
Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,140,000 - \$1,200,000

Median Unit Price
Year ending December 2017: \$718,000

Comparable Properties



5/46-52 Dow St SOUTH MELBOURNE 3205
(REI)

Agent Comments

3 2 1

Price: \$1,239,000
Method: Private Sale
Date: 25/10/2017
Rooms: -
Property Type: Townhouse (Single)



116 Princes St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

2 2 2

Price: \$1,190,000
Method: Auction Sale
Date: 14/10/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 1509 sqm approx



103 Bank St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

2 1 -

Price: \$1,155,000
Method: Auction Sale
Date: 02/12/2017
Rooms: 5
Property Type: House (Res)
Land Size: 108 sqm approx