

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
1 Turville Place, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$2,000,000 & \$2,090,000

Median sale price

Median price \$1,955,000 House Unit Suburb Port Melbourne

Period - From 01/01/2018 to 31/03/2018 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	203 Pickles St PORT MELBOURNE 3207	\$2,360,000	17/03/2018
2	53 Esplanade West PORT MELBOURNE 3207	\$2,125,000	08/03/2018
3	199 Bridport St.W ALBERT PARK 3206	\$2,070,000	03/03/2018

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.

1 Turville Place, Port Melbourne Vic 3207

Jon Kett
03 9646 4444
0415 853 564
jkett@chisholmgamon.com.au



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Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,090,000
Median House Price
March quarter 2018: \$1,955,000

Comparable Properties



203 Pickles St PORT MELBOURNE 3207 (REI) **Agent Comments**

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Price: \$2,360,000
Method: Auction Sale
Date: 17/03/2018
Rooms: 6
Property Type: House (Res)
Land Size: 162 sqm approx



53 Esplanade West PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

3 2 -

Price: \$2,125,000
Method: Private Sale
Date: 08/03/2018
Rooms: -
Property Type: House
Land Size: 187 sqm approx



199 Bridport St.W ALBERT PARK 3206 (REI) **Agent Comments**

3 2 2

Price: \$2,070,000
Method: Auction Sale
Date: 03/03/2018
Rooms: 6
Property Type: House (Res)
Land Size: 157 sqm approx