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

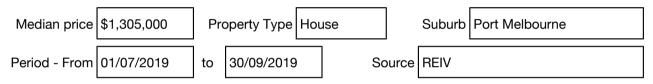
12/105 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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Single price \$2,185,000

Median sale price



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 sixmonths 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	4/105 Beach St PORT MELBOURNE 3207	\$2,200,000	03/10/2019
2			
3			

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:

04/12/2019 10:03



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Property Type: House (Res) Agent Comments Oliver Bruce 9832 1152 0409 856 599 oliver.bruce@marshallwhite.com.au

Indicative Selling Price \$2,185,000 Median House Price September quarter 2019: \$1,305,000

Comparable Properties



4/105 Beach St PORT MELBOURNE 3207 (REI/VG)



Price: \$2,200,000 Method: Sold Before Auction Date: 03/10/2019 Property Type: House (Res) Agent Comments

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.

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.