# 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

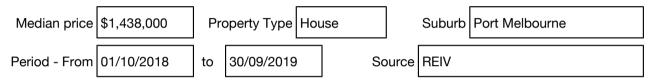
91 Boundary Street, Port Melbourne Vic 3207

## Indicative selling price

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For the	meaning	of this	price s	see cons	umer.vic.	.dov.au/	undera	uotina
		••••••	p				a	

Single price \$1,050,000

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale	
1	1 Union St PORT MELBOURNE 3207	\$1,040,000	30/11/2019	
2	6 Sunlight Rd PORT MELBOURNE 3207	\$1,100,000	27/10/2019	
3	3/72-92 Derham St PORT MELBOURNE 3207	\$980,000	09/09/2019	

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:

02/12/2019 15:13







**Property Type:** House (Res) **Land Size:** 70 sqm approx Agent Comments Tracey Wilson 03 9646 4444 0457 744 151 twilson@chisholmgamon.com.au

Indicative Selling Price \$1,050,000 Median House Price Year ending September 2019: \$1,438,000

# **Comparable Properties**



1 Union St PORT MELBOURNE 3207 (REI)



Price: \$1,040,000 Method: Auction Sale Date: 30/11/2019 Property Type: House (Res)



6 Sunlight Rd PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,100,000 Method: Sold Before Auction Date: 27/10/2019 Property Type: Townhouse (Res) Land Size: 205 sqm approx

3/72-92 Derham St PORT MELBOURNE 3207 Agent Comments (VG)



Price: \$980,000 Method: Sale Date: 09/09/2019 Property Type: Flat/Unit/Apartment (Res)

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311





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.

Agent Comments