

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

161 Station Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,720,000

Property Type House

Suburb Port Melbourne

Period - From 01/10/2020

to 31/12/2020

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	97 Heath St PORT MELBOURNE 3207	\$2,205,000	21/02/2021
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:

02/03/2021 17:59

161 Station Street, Port Melbourne Vic 3207

Biggin & Scott

David Lack

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Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

December quarter 2020: \$1,720,000



Property Type: House

Land Size: 173 sqm approx

Agent Comments

Comparable Properties



97 Heath St PORT MELBOURNE 3207 (REI)



Agent Comments

Land Size: 192sqm

Price: \$2,205,000

Method: Auction Sale

Date: 21/02/2021

Property Type: House (Res)

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 - Biggin & Scott | P: 8671 3777 | F: 8671 3700



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.