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

17 Sunlight Road, Port Melbourne Vic 3207

Indicative selling price

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

Range between | $1,250,000 | & | $1,350,000

Median sale price

Median price | $1,900,000 | Property Type | House | Suburb | Port Melbourne

Period - From | 01/01/2021 | to | 31/03/2021 | 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	5905/35 Queens Bridge St SOUTHBANK 3006	$1,447,000	15/02/2021
2	194 Ingles St PORT MELBOURNE 3207	$1,445,000	17/04/2021
3	801/70 Lorimer St DOCKLANDS 3008	$1,350,000	11/02/2021

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: | 05/05/2021 18:54

Property Type: House (Res)
Land Size: 89 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
March quarter 2021: $1,900,000

Comparable Properties

5905/35 Queens Bridge St SOUTHBANK 3006 (VG)

4   -   -

Price: $1,447,000
Method: Sale
Date: 15/02/2021
Property Type: Strata Unit/Flat

Agent Comments

194 Ingles St PORT MELBOURNE 3207 (REI)

4   3   2

Price: $1,445,000
Method: Auction Sale
Date: 17/04/2021
Rooms: 5
Property Type: Townhouse (Res)

Agent Comments

801/70 Lorimer St DOCKLANDS 3008 (VG)

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Price: $1,350,000
Method: Sale
Date: 11/02/2021
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Little Real Estate | P: 07 3037 0255