

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

701/115 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$2,650,000

&

\$2,850,000

Median sale price

Median price \$835,500

Property Type Unit

Suburb Port Melbourne

Period - From 01/01/2020

to 31/03/2020

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	904/115 Beach St PORT MELBOURNE 3207	\$3,100,000	25/02/2020
2	1004/115 Beach St PORT MELBOURNE 3207	\$2,762,900	28/04/2020
3	1001/127 Beach St PORT MELBOURNE 3207	\$2,680,000	05/05/2020

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:

25/06/2020 13:02



3
 2
 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$2,650,000 - \$2,850,000
Median Unit Price
 March quarter 2020: \$835,500

Comparable Properties

904/115 Beach St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3
 2
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Price: \$3,100,000
Method: Private Sale
Date: 25/02/2020
Property Type: Flat/Unit/Apartment (Res)

1004/115 Beach St PORT MELBOURNE 3207 (VG)

Agent Comments

2
 -
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Price: \$2,762,900
Method: Sale
Date: 28/04/2020
Property Type: Subdivided Flat - Single OYO Flat



1001/127 Beach St PORT MELBOURNE 3207 (REI)

Agent Comments

3
 2
 2

Price: \$2,680,000
Method: Private Sale
Date: 05/05/2020
Property Type: Apartment