

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

21/181 BAY STREET PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

510/232-242 ROUSE STREET PORT MELBOURNE VIC 3207	\$760,000	20-Oct-23
528/70 NOTT STREET PORT MELBOURNE VIC 3207	\$720,000	30-Nov-23
412/52 NOTT STREET PORT MELBOURNE VIC 3207	\$680,000	06-Dec-23

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 6 months.~~

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**510/232-242 ROUSE STREET PORT
MELBOURNE VIC 3207**

Sold Price

^{RS} **\$760,000**

Sold Date **20-Oct-23**

2 2 -

Distance **0.37km**



**528/70 NOTT STREET PORT
MELBOURNE VIC 3207**

Sold Price

^{RS} **\$720,000** ^{UN}

Sold Date **30-Nov-23**

2 2 -

Distance **0.24km**



**412/52 NOTT STREET PORT
MELBOURNE VIC 3207**

Sold Price

^{RS} **\$680,000**

Sold Date **06-Dec-23**

2 2 2

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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