



## **STATEMENT OF INFORMATION**

SINGLE RESIDENTIAL PROPERTY LOCATED IN THE MELBOURNE METROPOLITAN AREA  
SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

### **Property offered for sale**

Address: 22B/200 Bay Street, Port Melbourne

### **Indicative selling price** *(For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting))*

Range Between \$870,000 & \$895,000

### **Median Sale Price**

Median price: \$710,000    Unit    Suburb: Port Melbourne  
Period from: 1 Apr 2017 - 30 Jun 2017 – Source: REIV

### **Comparable property sales**

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 consider to be most comparable to the property for sale.



908/101 Bay Street Port Melbourne    VIC 3207  
Sold Price: \$895,000  
Sold Date: 23 Mar 2017



803/187 Graham Street Port Melbourne    VIC 3207  
Sold Price: \$885,500  
Sold Date: 08 Jul 2017



103/89 Beach Street Port Melbourne    VIC 3207  
Sold Price: \$881,000  
Sold Date: 05 Aug 2017