

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

1001/127 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$2,730,000

Median sale price

Median price

\$747,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

30/04/2019

to

29/04/2020

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	701/55-62 Beach St, Port Melbourne, Vic 3207, Australia	\$2,625,000	30/11/2019
2	404/115 Beach St, Port Melbourne, Vic 3207, Australia	\$2,820,000	11/11/2019
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:

30/04/2020 10:43



3 2 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$2,730,000

Median Unit Price

30/04/2019 - 29/04/2020: \$747,000

Comparable Properties

701/55-62 Beach St, Port Melbourne, Vic 3207, Australia (REI) Agent Comments

3 2 2

Price: \$2,625,000

Method:

Date: 30/11/2019

Property Type: Apartment

404/115 Beach St, Port Melbourne, Vic 3207, Australia (REI) Agent Comments

3 2 2

Price: \$2,820,000

Method:

Date: 11/11/2019

Property Type: Unit

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.