## 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

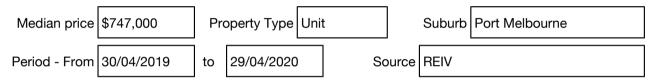
1001/127 Beach Street, Port Melbourne Vic 3207

#### Indicative selling price

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Single price \$2,730,000

#### Median sale price



## 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 sixmonths 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**<sup>\*</sup> 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:

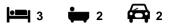
30/04/2020 10:43



1001/127 Beach Street, Port Melbourne Vic 3207







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, Agent Comments Australia (REI)



Price: \$2,625,000 Method: Date: 30/11/2019 Property Type: Apartment

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



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.

Account - Greg Hocking Holdsworth | P: 03 8644 5500 | F: 03 9645 5393



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.