

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

509/101 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$720,000

&

\$730,000

Median sale price

Median price \$706,000

House

Unit

X

Suburb

Port Melbourne

Period - From 01/01/2018

to

31/12/2018

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	23/195 Beaconsfield Pde MIDDLE PARK 3206	\$735,000	29/01/2019
2	305C/142 Rouse St PORT MELBOURNE 3207	\$726,000	02/03/2019
3	403/101 Bay St PORT MELBOURNE 3207	\$702,000	01/02/2019

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.

509/101 Bay Street, Port Melbourne Vic 3207

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2 2 1

Rooms:
Property Type: Strata Unit/Flat
Land Size: 4604 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$730,000
Median Unit Price
Year ending December 2018: \$706,000

Comparable Properties



23/195 Beaconsfield Pde MIDDLE PARK 3206 **Agent Comments**
(REI/VG)

2 2 1

Price: \$735,000
Method: Private Sale
Date: 29/01/2019
Rooms: -
Property Type: Apartment



305C/142 Rouse St PORT MELBOURNE 3207 **Agent Comments**
(REI)

2 1 1

Price: \$726,000
Method: Auction Sale
Date: 02/03/2019
Rooms: -
Property Type: Apartment



403/101 Bay St PORT MELBOURNE 3207 **Agent Comments**
(REI/VG)

2 2 1

Price: \$702,000
Method: Private Sale
Date: 01/02/2019
Rooms: 4
Property Type: Apartment
Land Size: 4425 sqm approx