

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

A202/86 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$890,000 & \$920,000

Median sale price

Median price \$840,250 Property Type Unit Suburb Port Melbourne

Period - From 01/01/2021 to 31/12/2021 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	8/80 Dow St PORT MELBOURNE 3207	\$927,000	29/01/2022
2	6/1 Seisman PI PORT MELBOURNE 3207	\$896,000	13/11/2021
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: 21/03/2022 17:41



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$890,000 - \$920,000

Median Unit Price

Year ending December 2021: \$840,250

Comparable Properties



8/80 Dow St PORT MELBOURNE 3207 (REI)

Agent Comments

2
 2
 2

Price: \$927,000

Method: Auction Sale

Date: 29/01/2022

Property Type: Apartment



6/1 Seisman PI PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2
 2
 1

Price: \$896,000

Method: Auction Sale

Date: 13/11/2021

Property Type: Apartment

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.

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