

# 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

405/49 Beach Street, Port Melbourne Vic 3207

### Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

### Median sale price

Median price \$865,000

Property Type Unit

Suburb Port Melbourne

Period - From 01/01/2021

to

31/03/2021

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	903/107 Beach St PORT MELBOURNE 3207	\$1,550,000	10/04/2021
2	405/9 Johnston St PORT MELBOURNE 3207	\$1,640,000	22/03/2021
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:

24/06/2021 10:50



2 2 2

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**903/107 Beach St PORT MELBOURNE 3207 (REI)**

Agent Comments

2 2 1

**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 10/04/2021

**Property Type:** Apartment



**405/9 Johnston St PORT MELBOURNE 3207 (VG)**

Agent Comments

2 - -

2 bathrooms 2 car spaces

**Price:** \$1,640,000

**Method:** Sale

**Date:** 22/03/2021

**Property Type:** Strata Unit/Flat

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.