

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

208/49 Beach Street, Port Melbourne 3207

### Indicative selling price

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

Single price \$1,500,000

### Suburb unit median sale price

Median price \$782,500

Suburb Port Melbourne

Period - From 01/07/2018 to 30/06/2019 Source REIV

### Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Albert Park estate agent and Gerald Betts consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 703/126 Rouse Street, Port Melbourne	\$1,475,000	22/08/2019
2 907/107 Beach Street, Port Melbourne	\$1,712,000	09/06/2019
3 405/115 Beach Street, Port Melbourne	\$1,716,000	13/04/2019

Date prepared on 28/10/2019