

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

704/108 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$2,450,000

&

\$2,695,000

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 five kilometres of the property for sale in the last eighteen 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	702/55 Beach St PORT MELBOURNE 3207	\$2,751,000	26/11/2020
2	902E/126 Rouse St PORT MELBOURNE 3207	\$2,700,000	09/04/2021
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on:

17/05/2021 13:44



3 2 3

Property Type: Apartment

Agent Comments

Comparable Properties



702/55 Beach St PORT MELBOURNE 3207 (VG)

3 - -

Price: \$2,751,000

Method: Sale

Date: 26/11/2020

Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

2 bathrooms 2 car spaces



902E/126 Rouse St PORT MELBOURNE 3207 (REI)

3 3 2

Price: \$2,700,000

Method: Private Sale

Date: 09/04/2021

Property Type: Apartment

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.