

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

378 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,500,000

&

\$1,575,000

Median sale price

Median price

\$1,772,500

Property Type

House

Suburb

Port Melbourne

Period - From

01/04/2021

to

30/06/2021

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	57 Ross St PORT MELBOURNE 3207	\$1,550,000	19/09/2021
2	8/141 Albert St PORT MELBOURNE 3207	\$1,570,000	30/09/2021
3	182 Heath St PORT MELBOURNE 3207	\$1,610,000	24/07/2021

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:

13/10/2021 16:11

378 Bay Street, Port Melbourne Vic 3207



3 1 1

Property Type: House

Agent Comments

Jon Kett
03 9646 4444
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Indicative Selling Price
\$1,500,000 - \$1,575,000
Median House Price
June quarter 2021: \$1,772,500

Comparable Properties



57 Ross St PORT MELBOURNE 3207 (REI)

Agent Comments

3 1 2

Price: \$1,550,000

Method: Sold Before Auction

Date: 19/09/2021

Property Type: House



8/141 Albert St PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 1

Price: \$1,570,000

Method: Sold Before Auction

Date: 30/09/2021

Property Type: Townhouse (Res)



182 Heath St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

3 2 2

Price: \$1,610,000

Method: Auction Sale

Date: 24/07/2021

Property Type: Townhouse (Res)

Land Size: 150 sqm approx

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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