### 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

406/57 Bay Street, Port Melbourne Vic 3207

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$500,000		&		\$550,000				
Median sale p	rice								
Median price	\$742,600	Pro	operty Type	Unit			Suburb	Port Melbourne	
Period - From	23/12/2023	to	22/12/2024		So	urce	Property	y Data	

#### 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.

Ad	dress of comparable property	Price	Date of sale
1	109/115 Nott St PORT MELBOURNE 3207	\$535,000	13/08/2024
2	18/200 Bay St PORT MELBOURNE 3207	\$538,000	26/02/2024
3	205/52 Nott St PORT MELBOURNE 3207	\$550,000	19/09/2024

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:

23/12/2024 17:40



# **BigginScott**

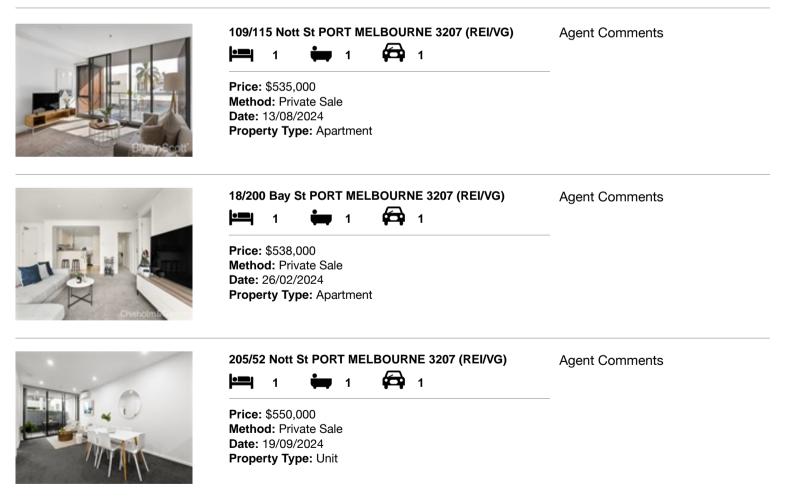




**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price 23/12/2023 - 22/12/2024: \$742,600

# **Comparable Properties**



#### Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700



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