

# 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

44 Beacon Vista, 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

\$2,400,000

&

\$2,550,000

### Median sale price

Median price

\$1,438,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/10/2018

to

30/09/2019

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	104 Beach St, Port Melbourne, Vic 3207, Australia	\$2,450,000	29/12/2019
2	112 Beach St, Port Melbourne, Vic 3207, Australia	\$2,950,000	25/09/2019
3	13 Griffin Cr PORT MELBOURNE 3207	\$2,478,000	19/10/2019

**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:

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**Indicative Selling Price**

\$2,400,000 - \$2,550,000

**Median House Price**

Year ending September 2019: \$1,438,000



4 2 5

**Property Type:** House (Res)

Agent Comments

## Comparable Properties

**104 Beach St, Port Melbourne, Vic 3207, Australia (REI)**

Agent Comments

4 2 2

**Price:** \$2,450,000

**Method:**

**Date:** 29/12/2019

**Property Type:** House

**112 Beach St, Port Melbourne, Vic 3207, Australia (REI)**

Agent Comments

4 2 2

**Price:** \$2,950,000

**Method:**

**Date:** 25/09/2019

**Property Type:** House

**13 Griffin Cr PORT MELBOURNE 3207 (REI)**

Agent Comments

4 2 -

**Price:** \$2,478,000

**Method:** Auction Sale

**Date:** 19/10/2019

**Property Type:** House (Res)