

# RT Edgar

## STATEMENT OF INFORMATION

8 June 2018

### Property offered for sale

301/49 Beach Street, Port Melbourne

### Indicative selling price

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

Range  
between \$800,000 & \$850,000

### Median sale price

Median price \$642,000 House Unit x Suburb Port Melbourne

Period - From 01/01/2018 to 31/03/2018 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 Simon Graf consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 409G/93 Dow Street, Port Melbourne	\$882,500	28/04/2018
2 844/1 Esplanade West, Port Melbourne	\$865,000	17/03/2018
3 606/93 Dow Street, Port Melbourne	\$852,000	24/02/2018