

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

14/410-416 BAY STREET PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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 6 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

805G/93 DOW STREET PORT MELBOURNE VIC 3207	\$1,110,000	05-Mar-22
404/88 BEACH STREET PORT MELBOURNE VIC 3207	\$1,150,000	28-Mar-22
210/50-52 DOW STREET PORT MELBOURNE VIC 3207	\$1,175,000	09-Apr-22

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 6 months.~~

This Statement of Information was prepared on: 13 July 2022



805G/93 DOW STREET PORT MELBOURNE VIC 3207

2 2 1

Sold Price **\$1,110,000** Sold Date **05-Mar-22**

Distance **0.89km**



404/88 BEACH STREET PORT MELBOURNE VIC 3207

2 2 1

Sold Price **\$1,150,000** Sold Date **28-Mar-22**

Distance **1.13km**



210/50-52 DOW STREET PORT MELBOURNE VIC 3207

2 2 2

Sold Price **\$1,175,000** Sold Date **09-Apr-22**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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