

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

2/96 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$520,000 & \$550,000

Median sale price

Median price \$740,000 Property Type Unit Suburb Port Melbourne

Period - From 01/04/2022 to 31/03/2023 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	B708/55 Bay St PORT MELBOURNE 3207	\$525,000	13/01/2023
2	203/216 Rouse St PORT MELBOURNE 3207	\$521,000	24/02/2023
3			

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: 02/05/2023 13:48



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$520,000 - \$550,000

Median Unit Price

Year ending March 2023: \$740,000

Comparable Properties



B708/55 Bay St PORT MELBOURNE 3207 (REI) Agent Comments

1 1 1

Price: \$525,000

Method: Private Sale

Date: 13/01/2023

Rooms: 4

Property Type: Apartment



203/216 Rouse St PORT MELBOURNE 3207 (REI/VG) Agent Comments

1 1 1

Price: \$521,000

Method: Private Sale

Date: 24/02/2023

Property Type: Apartment

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.