

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

903/107 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$1,550,000

Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

27/02/2020

to

26/02/2021

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	807/107 Beach St PORT MELBOURNE 3207	\$1,680,000	17/10/2020
2	19/105 Beach St PORT MELBOURNE 3207	\$1,575,000	20/02/2021
3	75/95 Rouse St PORT MELBOURNE 3207	\$1,325,000	16/11/2020

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:

27/02/2021 09:32



2
 2
 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$1,550,000

Median Unit Price
 27/02/2020 - 26/02/2021: \$700,000

Comparable Properties

807/107 Beach St PORT MELBOURNE 3207 (VG)

Agent Comments

2
 -
 -

Price: \$1,680,000

Method: Sale

Date: 17/10/2020

Property Type: Subdivided Flat - Single OYO Flat



19/105 Beach St PORT MELBOURNE 3207 (REI)

Agent Comments

2
 2
 2

Price: \$1,575,000

Method: Auction Sale

Date: 20/02/2021

Property Type: Apartment



75/95 Rouse St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2
 2
 2

Price: \$1,325,000

Method: Private Sale

Date: 16/11/2020

Property Type: Apartment