

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

405/65 BEACH 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

\$2,000,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Oct 2022

to

30 Sep 2023

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

53/4 SEISMAN PLACE PORT MELBOURNE VIC 3207	\$2,035,000	24-May-23
801/127 BEACH STREET PORT MELBOURNE VIC 3207	\$2,505,000	16-Sep-23

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.

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**53/4 SEISMAN PLACE PORT
MELBOURNE VIC 3207**

3 2 2

Sold Price **\$2,035,000** Sold Date **24-May-23**

Distance **0.77km**



**801/127 BEACH STREET PORT
MELBOURNE VIC 3207**

3 2 2

Sold Price ^{RS} **\$2,505,000** ^{UN} Sold Date **16-Sep-23**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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