

# 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

43/15 Beach Street, Port Melbourne Vic 3207

### Indicative selling price

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

Range between \$1,300,000 & \$1,370,000

### Median sale price

Median price \$1,425,000 Property Type House Suburb Port Melbourne

Period - From 01/01/2019 to 31/12/2019 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 | 26 Little Boundary St SOUTH MELBOURNE 3205 | \$1,400,000 | 21/11/2019   |
| 2 | 8 Young St ALBERT PARK 3206                | \$1,315,000 | 05/10/2019   |
| 3 | 29/15 Beach St PORT MELBOURNE 3207         | \$1,280,000 | 28/10/2019   |

**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:

22/01/2020 14:01

43/15 Beach Street, Port Melbourne Vic 3207

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2 2 2

**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,370,000  
**Median House Price**  
Year ending December 2019: \$1,425,000

## Comparable Properties



**26 Little Boundary St SOUTH MELBOURNE 3205 (REI)**

**Agent Comments**

2 2 1

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 21/11/2019  
**Property Type:** House  
**Land Size:** 86 sqm approx



**8 Young St ALBERT PARK 3206 (REI)**

**Agent Comments**

2 1 1

**Price:** \$1,315,000  
**Method:** Auction Sale  
**Date:** 05/10/2019  
**Property Type:** Townhouse (Res)



**29/15 Beach St PORT MELBOURNE 3207 (REI)** **Agent Comments**

3 2 1

**Price:** \$1,280,000  
**Method:** Sale by Tender  
**Date:** 28/10/2019  
**Property Type:** Townhouse (Single)

**Account** - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.