

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

113/101 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$530,000 & \$560,000

Median sale price

Median price \$662,500 Property Type Unit Suburb Port Melbourne

Period - From 01/01/2023 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	318/99 Dow St PORT MELBOURNE 3207	\$568,000	14/12/2022
2	232/70 Nott St PORT MELBOURNE 3207	\$540,000	26/04/2023
3	418/70 Nott St PORT MELBOURNE 3207	\$540,000	17/03/2023

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:

29/06/2023 16:40



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$530,000 - \$560,000
Median Unit Price
March quarter 2023: \$662,500

Comparable Properties



318/99 Dow St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

2 1 1

Price: \$568,000
Method: Private Sale
Date: 14/12/2022
Property Type: Apartment



232/70 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 1

Price: \$540,000
Method: Private Sale
Date: 26/04/2023
Property Type: Apartment



418/70 Nott St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

2 1 1

Price: \$540,000
Method: Private Sale
Date: 17/03/2023
Property Type: Apartment