

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

407/55 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$1,175,000

Median sale price

Median price

\$667,500

House

Unit

X

Suburb

Port Melbourne

Period - From

01/07/2016

to

30/06/2017

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	G04/187-195 Graham St PORT MELBOURNE 3207	\$1,120,000	22/04/2017
2	108/40 Beach St PORT MELBOURNE 3207	\$1,110,000	29/04/2017
3	T01/159 Beach St PORT MELBOURNE 3207	\$1,055,000	17/06/2017

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.~~

407/55 Beach Street, Port Melbourne Vic 3207

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2 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,175,000
Median Unit Price
Year ending June 2017: \$667,500

Comparable Properties



G04/187-195 Graham St PORT MELBOURNE 3207 (REI) **Agent Comments**

3 2 1

Price: \$1,120,000
Method: Auction Sale
Date: 22/04/2017
Rooms: 5
Property Type: Apartment



108/40 Beach St PORT MELBOURNE 3207 (REI) **Agent Comments**

2 2 1

Price: \$1,110,000
Method: Auction Sale
Date: 29/04/2017
Rooms: -
Property Type: Apartment



T01/159 Beach St PORT MELBOURNE 3207 (REI) **Agent Comments**

2 2 1

Price: \$1,055,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 3
Property Type: Apartment