

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

22/181 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$865,000 Property Type Unit Suburb Port Melbourne

Period - From 01/01/2021 to 31/03/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	509/57 Bay St PORT MELBOURNE 3207	\$550,000	06/04/2021
2	B509/55 Bay St PORT MELBOURNE 3207	\$545,000	04/05/2021
3	415/101 Bay St PORT MELBOURNE 3207	\$532,000	06/11/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

17/05/2021 12:24



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

March quarter 2021: \$865,000

Comparable Properties



509/57 Bay St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 06/04/2021

Property Type: Apartment



B509/55 Bay St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$545,000

Method: Sold Before Auction

Date: 04/05/2021

Property Type: Apartment

415/101 Bay St PORT MELBOURNE 3207 (VG)

Agent Comments



Price: \$532,000

Method: Sale

Date: 06/11/2020

Property Type: Subdivided Flat - Single OYO Flat