

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 203/101 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$650,000

Median sale price

Median price \$801,000 House Unit X Suburb Port Melbourne

Period - From 01/10/2018 to 31/12/2018 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
1 301/77 Nott St PORT MELBOURNE 3207	\$718,000	15/09/2018
2 403/101 Bay St PORT MELBOURNE 3207	\$702,000	01/02/2019
3 306/19-25 Nott St PORT MELBOURNE 3207	\$650,000	06/12/2018

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.

**Rooms:****Property Type:** Hobby Farm < 20 ha (Rur)**Land Size:** 4604 sqm approx

Agent Comments

Indicative Selling Price

\$650,000

Median Unit Price

December quarter 2018: \$801,000

Comparable Properties

**301/77 Nott St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

**Price:** \$718,000**Method:** Auction Sale**Date:** 15/09/2018**Rooms:** -**Property Type:** Apartment**403/101 Bay St PORT MELBOURNE 3207 (REI)** Agent Comments**Price:** \$702,000**Method:** Private Sale**Date:** 01/02/2019**Rooms:** 4**Property Type:** Apartment**306/19-25 Nott St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

**Price:** \$650,000**Method:** Private Sale**Date:** 06/12/2018**Rooms:** 3**Property Type:** Apartment