## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	9/105 Beach Street, Port Melbourne Vic 3207
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,800,000	&	\$1,980,000
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### Median sale price

Median price	\$810,000	Pro	perty Type Un	it		Suburb	Port Melbourne
Period - From	01/10/2020	to	30/09/2021	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	27/15 Beach St PORT MELBOURNE 3207	\$1,920,000	15/10/2021
2	401/38 Nott St PORT MELBOURNE 3207	\$1,806,000	09/10/2021
3	301/286 Rouse St PORT MELBOURNE 3207	\$1,775,000	12/10/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/10/2021 14:55



#### WHITEFOX

Lana Samuels 9645 9699 0435 165 633 lana@whitefoxrealestate.com.au

> Indicative Selling Price \$1,800,000 - \$1,980,000 Median Unit Price

Year ending September 2021: \$810,000





Property Type: Townhouse

(Single

**Agent Comments** 

# Comparable Properties



27/15 Beach St PORT MELBOURNE 3207 (REI) Agent Comments

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Price: \$1,920,000

Method: Sold Before Auction

Date: 15/10/2021

Property Type: House (Res)

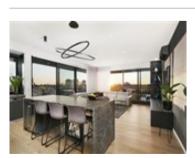


401/38 Nott St PORT MELBOURNE 3207 (REI) Agent Comments

**4**3 **-**2 **-**

**Price:** \$1,806,000 **Method:** Auction Sale **Date:** 09/10/2021

Property Type: Apartment



301/286 Rouse St PORT MELBOURNE 3207

(REI)

Price: \$1,775,000

Method: Sold Before Auction

Date: 12/10/2021

Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699





Agent Comments