

## 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 5/9 Beach Street, Port Melbourne Vic 3207

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,170,000

## Median sale price

Median price \$715,000 House Unit X Suburb Port Melbourne

Period - From 01/07/2017 to 30/06/2018 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	603E/126 Rouse St PORT MELBOURNE 3207	\$1,246,000	24/03/2018
2	505/89 Beach St PORT MELBOURNE 3207	\$1,230,000	03/07/2018
3	20/33 Princes St PORT MELBOURNE 3207	\$1,110,000	17/03/2018

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.

5/9 Beach Street, Port Melbourne Vic 3207

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2 2 1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,170,000  
**Median Unit Price**  
Year ending June 2018: \$715,000

## Comparable Properties



**603E/126 Rouse St PORT MELBOURNE 3207 (VG)** **Agent Comments**

2 - -

**Price:** \$1,246,000  
**Method:** Sale  
**Date:** 24/03/2018  
**Rooms:** -  
**Property Type:** Subdivided Flat - Single OYO Flat



**505/89 Beach St PORT MELBOURNE 3207 (REI/VG)** **Agent Comments**

2 2 1

**Price:** \$1,230,000  
**Method:** Sold Before Auction  
**Date:** 03/07/2018  
**Rooms:** -  
**Property Type:** Apartment



**20/33 Princes St PORT MELBOURNE 3207 (REI/VG)** **Agent Comments**

3 2 2

**Price:** \$1,110,000  
**Method:** Auction Sale  
**Date:** 17/03/2018  
**Rooms:** -  
**Property Type:** Apartment