

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

101/40 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$595,000

&

\$650,000

Median sale price

Median price

\$750,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

07/02/2021

to

06/02/2022

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	203/286 Rouse St PORT MELBOURNE 3207	\$632,000	27/11/2021
2			
3			

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.

This Statement of Information was prepared on:

07/02/2022 16:53



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Property Type: Apartment
Agent Comments

Indicative Selling Price

\$595,000 - \$650,000

Median Unit Price

07/02/2021 - 06/02/2022: \$750,000

Comparable Properties



203/286 Rouse St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 1  1  1

Price: \$632,000

Method: Auction Sale

Date: 27/11/2021

Property Type: Apartment

Land Size: 416 sqm approx

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.

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545