

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

307/49 BEACH STREET PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,375,000

&

\$1,475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

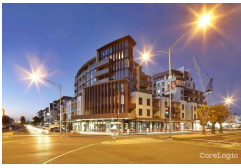
Date of sale

601/55 BAY STREET PORT MELBOURNE VIC 3207	\$1,500,000	21-Aug-24
206/88 BEACONSFIELD PARADE ALBERT PARK VIC 3206	\$1,500,000	04-Jul-24

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 6 months.

This Statement of Information was prepared on: 21 January 2025

**601/55 BAY STREET PORT
MELBOURNE VIC 3207**

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Sold Price **\$1,500,000** Sold Date **21-Aug-24**Distance **0.19km****206/88 BEACONSFIELD PARADE
ALBERT PARK VIC 3206**

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Sold Price

Sold Date **04-Jul-24**Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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