

# 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

2/9 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)

Single price

\$960,000

### Median sale price

Median price

\$755,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/07/2019

to

30/06/2020

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 | 2/241 Rouse St PORT MELBOURNE 3207 | \$911,500 | 15/04/2020   |
| 2 | 517/99 Dow St PORT MELBOURNE 3207  | \$908,000 | 26/06/2020   |
| 3 | 5/5 Liardet St PORT MELBOURNE 3207 | \$880,000 | 08/04/2020   |

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:

23/07/2020 11:40

2/9 Beach Street, Port Melbourne Vic 3207



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**Property Type:** Strata Unit/Flat  
**Agent Comments**

Jon Kett  
03 9646 4444  
0415 853 564  
jkett@chisholmgamon.com.au

**Indicative Selling Price**  
\$960,000  
**Median Unit Price**  
Year ending June 2020: \$755,000

## Comparable Properties



**2/241 Rouse St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

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**Price:** \$911,500  
**Method:** Private Sale  
**Date:** 15/04/2020  
**Property Type:** Apartment



**517/99 Dow St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

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**Price:** \$908,000  
**Method:** Private Sale  
**Date:** 26/06/2020  
**Property Type:** Apartment



**5/5 Liardet St PORT MELBOURNE 3207 (VG)**

**Agent Comments**

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**Price:** \$880,000  
**Method:** Sale  
**Date:** 08/04/2020  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit

**Account** - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.