Jon Kett
03 9646 4444
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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	15/156 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price	$925,000

Median sale price

Median price	$716,250	House		Unit	X	Suburb	Port Melbourne

Period - From	01/10/2017	to	30/09/2018	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	401/2 Rouse St PORT MELBOURNE 3207	$935,000	22/09/2018
2	5/120 Princes St PORT MELBOURNE 3207	$885,000	21/07/2018
3	301/49 Beach St PORT MELBOURNE 3207	$875,000	07/07/2018

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.~~

REIV   propertydata.com.au

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Indicative Selling Price
$925,000
Median Unit Price
Year ending September 2018: $716,250

🛏 2   🛁 1   🚗 1

Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties

401/2 Rouse St PORT MELBOURNE 3207 (REI)

🛏 2   🛁 1   🚗 3

Price: $935,000
Method: Auction Sale
Date: 22/09/2018
Rooms: 3
Property Type: Apartment

Agent Comments

5/120 Princes St PORT MELBOURNE 3207 (REI/VG)

🛏 2   🛁 2   🚗 1

Price: $885,000
Method: Auction Sale
Date: 21/07/2018
Rooms: -
Property Type: Apartment

Agent Comments

301/49 Beach St PORT MELBOURNE 3207 (REI/VG)

🛏 2   🛁 2   🚗 1

Price: $875,000
Method: Auction Sale
Date: 07/07/2018
Rooms: -
Property Type: Apartment

Agent Comments