

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

123 Bridge Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,831,000

Property Type

House

Suburb

Port Melbourne

Period - From

06/09/2021

to

05/09/2022

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	8/103a Stokes St PORT MELBOURNE 3207	\$1,931,000	03/03/2022
2	118 Albert St PORT MELBOURNE 3207	\$1,870,000	27/07/2022
3	57/15 Beach St PORT MELBOURNE 3207	\$1,825,000	14/07/2022

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:

06/09/2022 15:38



4
 3
 1

Property Type: House (Previously Occupied - Detached)
Land Size: 124 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,700,000 - \$1,800,000
Median House Price
 06/09/2021 - 05/09/2022: \$1,831,000

Comparable Properties



8/103a Stokes St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,931,000
Method: Sold Before Auction
Date: 03/03/2022
Property Type: House (Res)



118 Albert St PORT MELBOURNE 3207 (REI)

Agent Comments

3
 2
 1

Price: \$1,870,000
Method: Private Sale
Date: 27/07/2022
Property Type: House



57/15 Beach St PORT MELBOURNE 3207 (REI)

Agent Comments

3
 3
 1

Price: \$1,825,000
Method: Private Sale
Date: 14/07/2022
Property Type: Townhouse (Single)