

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

711/101 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$770,000

&

\$795,000

Median sale price

Median price

\$667,500

House

Unit

X

Suburb

Port Melbourne

Period - From

01/07/2016

to

30/06/2017

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	412G/93 Dow St PORT MELBOURNE 3207	\$832,500	03/06/2017
2	101 Bay St PORT MELBOURNE 3207	\$820,000	18/07/2017
3	1/181 Bay St PORT MELBOURNE 3207	\$785,000	03/07/2017

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.~~

711/101 Bay Street, Port Melbourne Vic 3207

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2 2 2

Rooms:
Property Type: apartment
Agent Comments

Indicative Selling Price
\$770,000 - \$795,000
Median Unit Price
Year ending June 2017: \$667,500

Comparable Properties



412G/93 Dow St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 1

Price: \$832,500
Method: Auction Sale
Date: 03/06/2017
Rooms: 3
Property Type: Apartment



101 Bay St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 2

Price: \$820,000
Method: Private Sale
Date: 18/07/2017
Rooms: -
Property Type: Apartment



1/181 Bay St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 2

Price: \$785,000
Method: Sold After Auction
Date: 03/07/2017
Rooms: 3
Property Type: Apartment