

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

503/101 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$695,000

&

\$760,000

Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

30/05/2022

to

29/05/2023

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	G14/70 Nott St PORT MELBOURNE 3207	\$750,000	13/02/2023
2	G10/99 Dow St PORT MELBOURNE 3207	\$725,000	27/04/2023
3	303/52 Dow St PORT MELBOURNE 3207	\$720,000	11/02/2023

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:

30/05/2023 11:53



Property Type:
Agent Comments

Indicative Selling Price
\$695,000 - \$760,000
Median Unit Price
30/05/2022 - 29/05/2023: \$715,000

Comparable Properties



G14/70 Nott St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$750,000
Method: Private Sale
Date: 13/02/2023
Property Type: Unit



G10/99 Dow St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$725,000
Method: Private Sale
Date: 27/04/2023
Property Type: Apartment



303/52 Dow St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$720,000
Method: Auction Sale
Date: 11/02/2023
Property Type: Apartment