

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

303/92 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$1,700,000

Median sale price

Median price

\$780,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

15/02/2021

to

14/02/2022

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	301/286 Rouse St PORT MELBOURNE 3207	\$1,775,000	12/10/2021
2	23/156 Beaconsfield Pde ALBERT PARK 3206	\$1,750,000	03/09/2021
3			

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:

15/02/2022 15:03

303/92 Beach Street, Port Melbourne Vic 3207



Property Type:
Agent Comments

Indicative Selling Price
\$1,700,000

Median Unit Price
15/02/2021 - 14/02/2022: \$780,000

Comparable Properties



301/286 Rouse St PORT MELBOURNE 3207
(REI/VG)

Agent Comments



Price: \$1,775,000
Method: Sold Before Auction
Date: 12/10/2021
Property Type: Apartment



23/156 Beaconsfield Pde ALBERT PARK 3206
(REI/VG)

Agent Comments



Price: \$1,750,000
Method: Sold Before Auction
Date: 03/09/2021
Property Type: Apartment

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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