

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

212/101 BAY STREET PORT MELBOURNE VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,500

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

113/54 BOUNDARY STREET SOUTH MELBOURNE VIC 3205	\$591,000	22-Jul-24
36/8 GRAHAM STREET PORT MELBOURNE VIC 3207	\$600,000	24-Jul-24
10/95 ROUSE STREET PORT MELBOURNE VIC 3207	\$665,000	13-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 11 October 2024



**113/54 BOUNDARY STREET SOUTH
MELBOURNE VIC 3205**

1 1 -

Sold Price

\$591,000

Sold Date

22-Jul-24

Distance

1.27km



**36/8 GRAHAM STREET PORT
MELBOURNE VIC 3207**

1 1 1

Sold Price

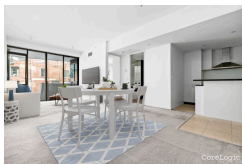
\$600,000

Sold Date

24-Jul-24

Distance

0.51km



**10/95 ROUSE STREET PORT
MELBOURNE VIC 3207**

1 1 1

Sold Price

^{RS} **\$665,000**

Sold Date

13-Jun-24

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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