

## 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

102/90 Beach Street, Port Melbourne Vic 3207

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,150,000

&

\$1,250,000

#### Median sale price

Median price

\$758,000

House

Unit

X

Suburb

Port Melbourne

Period - From

01/07/2017

to

30/09/2017

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	706/65 Beach St PORT MELBOURNE 3207	\$1,550,000	10/06/2017
2	202/90 Beach St PORT MELBOURNE 3207	\$1,480,000	12/08/2017
3	504/88 Beach St PORT MELBOURNE 3207	\$1,230,000	26/10/2017

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.

102/90 Beach Street, Port Melbourne Vic 3207

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2 2 2

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median Unit Price**  
September quarter 2017: \$758,000

## Comparable Properties



**706/65 Beach St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,550,000  
**Method:** Sold Before Auction  
**Date:** 10/06/2017  
**Rooms:** -  
**Property Type:** Apartment



**202/90 Beach St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

2 2 2

**Price:** \$1,480,000  
**Method:** Auction Sale  
**Date:** 12/08/2017  
**Rooms:** 5  
**Property Type:** Apartment

**504/88 Beach St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,230,000  
**Method:** Sold Before Auction  
**Date:** 26/10/2017  
**Rooms:** -  
**Property Type:** Apartment