

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

58/15 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$755,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/07/2019

to

30/09/2019

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	601/108 Bay St PORT MELBOURNE 3207	\$1,180,000	18/08/2019
2	58/39 Esplanade East PORT MELBOURNE 3207	\$1,180,000	15/06/2019
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:

31/10/2019 09:54

Adrian Wood

03 8578 0388

0404 861 508

adrianwood@theagency.com.au

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

September quarter 2019: \$755,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



601/108 Bay St PORT MELBOURNE 3207 (VG) Agent Comments

2 - -

Price: \$1,180,000

Method: Sale

Date: 18/08/2019

Property Type: Flat/Unit/Apartment (Res)

58/39 Esplanade East PORT MELBOURNE 3207 (REI) Agent Comments

2 2 2

Price: \$1,180,000

Method: Private Sale

Date: 15/06/2019

Rooms: 4

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.