

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 401/101 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$827,500 Property Type Unit Suburb Port Melbourne

Period - From 01/10/2023 to 31/12/2023 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	403/19-25 Nott St PORT MELBOURNE 3207	\$410,000	13/10/2023
2	109/91 Dow St PORT MELBOURNE 3207	\$408,000	22/09/2023
3	5/223 Esplanade East PORT MELBOURNE 3207	\$395,000	21/09/2023

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.~~

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Property Type:
Agent Comments

Indicative Selling Price
\$390,000 - \$420,000
Median Unit Price
December quarter 2023: \$827,500

Comparable Properties



403/19-25 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 13/10/2023
Property Type: Apartment



109/91 Dow St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$408,000
Method: Private Sale
Date: 22/09/2023
Property Type: Apartment



5/223 Esplanade East PORT MELBOURNE 3207 (VG)

Agent Comments



Price: \$395,000
Method: Sale
Date: 21/09/2023
Property Type: Strata Flat - Single OYO Flat