

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 308/101 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$670,000

Median sale price

Median price \$725,000

House

Unit

X

Suburb

Port Melbourne

Period - From

01/04/2017

to

31/03/2018

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	323/99 Dow St PORT MELBOURNE 3207	\$670,000	04/05/2018
2	203/38 Nott St PORT MELBOURNE 3207	\$666,000	15/06/2018
3	308C/19 Pickles St PORT MELBOURNE 3207	\$660,000	19/05/2018

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.

308/101 Bay Street, Port Melbourne Vic 3207

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 2  2  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$670,000
Median Unit Price
Year ending March 2018: \$725,000

Comparable Properties

323/99 Dow St PORT MELBOURNE 3207 (VG) [Agent Comments](#)

 2  -  -

Price: \$670,000
Method: Sale
Date: 04/05/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



203/38 Nott St PORT MELBOURNE 3207 (REI/VG) [Agent Comments](#)

 2  2  1

Price: \$666,000
Method: Private Sale
Date: 15/06/2018
Rooms: 4
Property Type: Apartment



308C/19 Pickles St PORT MELBOURNE 3207 (REI/VG) [Agent Comments](#)

 2  1  2

Price: \$660,000
Method: Auction Sale
Date: 19/05/2018
Rooms: 3
Property Type: Apartment
Land Size: 6834 sqm approx