

# 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 20a/200 Bay 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 \$850,000 & \$900,000

### 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	806/55 Bay St PORT MELBOURNE 3207	\$935,000	13/12/2023
2	403/166 Rouse St PORT MELBOURNE 3207	\$950,000	27/03/2024
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.

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20a/200 Bay Street, Port Melbourne Vic 3207

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2 2 0

Rooms: 4  
Property Type: Unit  
Agent Comments

**Indicative Selling Price**  
\$850,000 - \$900,000  
**Median Unit Price**  
December quarter 2023: \$827,500

## Comparable Properties



806/55 Bay St PORT MELBOURNE 3207  
(REI/VG)

Agent Comments

2 1 2

Price: \$935,000  
Method: Auction Sale  
Date: 13/12/2023  
Property Type: Apartment



403/166 Rouse St PORT MELBOURNE 3207  
(REI)

Agent Comments

2 1 2

Price: \$950,000  
Method: Auction Sale  
Date: 27/03/2024  
Property Type: Unit

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.

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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