

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

417/101 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$555,000

Median sale price

Median price

\$866,500

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/04/2021

to

30/06/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	514/101 Bay St PORT MELBOURNE 3207	\$552,500	08/02/2020
2	104/101 Bay St PORT MELBOURNE 3207	\$542,000	22/03/2020
3	415/101 Bay St PORT MELBOURNE 3207	\$532,000	06/11/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

06/08/2021 10:27



Property Type:
Agent Comments

Indicative Selling Price
\$555,000

Median Unit Price
June quarter 2021: \$866,500

Comparable Properties



514/101 Bay St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$552,500
Method: Private Sale
Date: 08/02/2020
Property Type: Apartment



104/101 Bay St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$542,000
Method: Private Sale
Date: 22/03/2020
Property Type: Apartment

415/101 Bay St PORT MELBOURNE 3207 (VG) Agent Comments



Price: \$532,000
Method: Sale
Date: 06/11/2020
Property Type: Subdivided Flat - Single OYO Flat

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