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

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$555,000

Median sale price

Median price	\$866,500	Pro	perty Type Unit	:	Suburb	Port Melbourne
Period - From	01/04/2021	to	30/06/2021	Sour	rce 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.

Add	dress 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



RT Edgar





Property Type: Agent Comments

Indicative Selling Price \$555,000 **Median Unit Price** June guarter 2021: \$866,500

Comparable Properties



514/101 Bay St PORT MELBOURNE 3207 (REI/VG) 2 **þ** 1

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



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

2

Property Type: Apartment

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

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



Price: \$532.000 Method: Sale Date: 06/11/2020 Property Type: Subdivided Flat - Single OYO Flat

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545



propertydata

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