

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 105/49 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$717,000

Median sale price

Median price \$801,000

House

Unit X

Suburb Port Melbourne

Period - From 01/10/2018

to 31/12/2018

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.

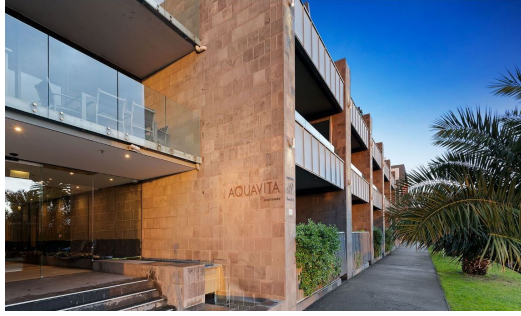
	Address of comparable property	Price	Date of sale
1	102/107 Beach St PORT MELBOURNE 3207	\$950,000	07/12/2018
2	21/3 Seisman PI PORT MELBOURNE 3207	\$657,500	08/12/2018
3	103/38 Nott St PORT MELBOURNE 3207	\$502,500	18/09/2018

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.

105/49 Beach Street, Port Melbourne Vic 3207

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Rooms:
Property Type: Apartment
Land Size: 82 sqm approx
Agent Comments

Indicative Selling Price
\$717,000
Median Unit Price
December quarter 2018: \$801,000

Comparable Properties



102/107 Beach St PORT MELBOURNE 3207 (REI)

Agent Comments

1 1 1

Price: \$950,000
Method: Sold Before Auction
Date: 07/12/2018
Rooms: -
Property Type: Apartment



21/3 Seisman PI PORT MELBOURNE 3207 (REI/VG)

Agent Comments

1 1 2

Price: \$657,500
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: Apartment



103/38 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

1 1 1

Price: \$502,500
Method: Private Sale
Date: 18/09/2018
Rooms: -
Property Type: Apartment