

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

17/156 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$2,940,000

Median sale price

Median price

\$2,000,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/04/2022

to

30/06/2022

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	18/156 Bay St PORT MELBOURNE 3207	\$2,875,000	24/05/2022
2	133/85 Rouse St PORT MELBOURNE 3207	\$2,850,000	05/03/2022
3	103/85 Rouse St PORT MELBOURNE 3207	\$2,840,000	12/02/2022

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.~~

This Statement of Information was prepared on:

08/08/2022 10:23

17/156 Bay Street, Port Melbourne Vic 3207

Chisholm & Gamon

Torsten Kasper

03 9531 1245

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Indicative Selling Price

\$2,940,000

Median House Price

June quarter 2022: \$2,000,000



3 2 2

Property Type: Apartment

Agent Comments

Comparable Properties

18/156 Bay St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

2 - -

Price: \$2,875,000

Method: Private Sale

Date: 24/05/2022

Property Type: Unit



133/85 Rouse St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

3 2 2

Price: \$2,850,000

Method: Private Sale

Date: 05/03/2022

Property Type: Apartment



103/85 Rouse St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

3 2 2

Price: \$2,840,000

Method: Auction Sale

Date: 12/02/2022

Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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