Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/181 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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Single price \$495,000

Median sale price

Median price	\$827,500	Pro	operty 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.

Ado	dress of comparable property	Price	Date of sale
1	116/70 Nott St PORT MELBOURNE 3207	\$545,000	28/11/2023
2	2003/50 Haig St SOUTHBANK 3006	\$545,000	10/10/2023
3	G03/99 Dow St PORT MELBOURNE 3207	\$510,000	13/09/2023

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:

13/02/2024 11:43



Dingle Partners





Property Type: Apartment Agent Comments Indicative Selling Price \$495,000 Median Unit Price December quarter 2023: \$827,500

Comparable Properties



116/70 Nott St PORT MELBOURNE 3207 (REI/VG)



Price: \$545,000 Method: Private Sale Date: 28/11/2023 Property Type: Apartment Agent Comments



2003/50 Haig St SOUTHBANK 3006 (REI/VG) Agent Comments



Price: \$545,000 Method: Private Sale Date: 10/10/2023 Property Type: Apartment

G03/99 Dow St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$510,000 Method: Private Sale Date: 13/09/2023 Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811





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