#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

**Price** 

#### Property offered for sale

Address	704/147 Beach Street, Port Melbourne Vic 3207
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$2,350,000

#### Median sale price

Median price	\$805,000	Pro	perty Type	Unit		Suburb	Port Melbourne
Period - From	01/07/2021	to	30/09/2021		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

1	105/115 Beach St PORT MELBOURNE 3207	\$2,350,000	30/07/2021
2	401/107 Beach St PORT MELBOURNE 3207	\$2,150,000	19/08/2021
3	33 Stokes St PORT MELBOURNE 3207	\$2,100,000	13/08/2021

#### 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.

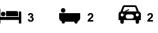
This Statement of Information was prepared on:	11/12/2021 12:13



Date of sale

## RT Edgar





**Property Type:** Apartment Agent Comments

Indicative Selling Price \$2,350,000 Median Unit Price September quarter 2021: \$805,000

### Comparable Properties



105/115 Beach St PORT MELBOURNE 3207

(VG)

**-**2



**6** 

Price: \$2,350,000 Method: Sale Date: 30/07/2021

Property Type: Strata Unit/Flat

Agent Comments



401/107 Beach St PORT MELBOURNE 3207

(REI/VG)

**-**3





Price: \$2,150,000 Method: Private Sale

Property Type: Apartment

**Agent Comments** 



33 Stokes St PORT MELBOURNE 3207 (VG)

43 **Ú** 

Date: 19/08/2021



**6** 

Price: \$2,100,000 Method: Sale Date: 13/08/2021

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Dwelling

Agent Comments

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



