

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 704/147 Beach Street, Port Melbourne Vic 3207

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 Property 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	Price	Date of sale
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



 3
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  2

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)

Agent Comments

 2
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  -

Price: \$2,350,000
Method: Sale
Date: 30/07/2021
Property Type: Strata Unit/Flat



401/107 Beach St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$2,150,000
Method: Private Sale
Date: 19/08/2021
Property Type: Apartment



33 Stokes St PORT MELBOURNE 3207 (VG)

Agent Comments

 3
  -
  -

Price: \$2,100,000
Method: Sale
Date: 13/08/2021
Property Type: Subdivided Unit/Villa/Townhouse
 - Single OYO Dwelling

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



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