Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	705/127 Beach Street, Port Melbourne Vic 3207
Including suburb and	, and the second
postcode	

Indicative selling price

Property offered for sale

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

Range between \$1,700,000	&	\$1,750,000
Range between \$1,700,000	&	\$1,750,000

Median sale price

Median price	\$730,500	Pro	perty Type Ur	nit		Suburb	Port Melbourne
Period - From	01/01/2024	to	31/03/2024	Sc	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		Price	Date of sale
1	505/155 Beach St PORT MELBOURNE 3207	\$1,870,000	17/01/2024
2			
3			

OR

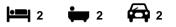
В* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/04/2024 16:26









Property Type: Apartment Agent Comments

Indicative Selling Price \$1,700,000 - \$1,750,000 Median Unit Price March quarter 2024: \$730,500

Comparable Properties



505/155 Beach St PORT MELBOURNE 3207 (REI/VG)

Price: \$1,870,000 **Method:** Private Sale **Date:** 17/01/2024

Property Type: Apartment

Agent Comments

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.

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