

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

203A/86 Bay Street Port Melbourne VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$769,500

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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 6 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

307G/93 Dow Street Port Melbourne VIC 3207	\$541,000	18-Oct-21
G10/88 Dow Street Port Melbourne VIC 3207	\$595,000	10-Dec-21
106/115 Nott Street Port Melbourne VIC 3207	\$528,000	01-Sep-21

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 6 months.~~

This Statement of Information was prepared on: 07 January 2022



307G/93 Dow Street Port Melbourne VIC 3207

 1  1  1

Sold Price **\$541,000** Sold Date **18-Oct-21**

Distance -



G10/88 Dow Street Port Melbourne VIC 3207

 1  1  1

Sold Price ^{RS} **\$595,000** ^{UN} Sold Date **10-Dec-21**

Distance **0.11km**



106/115 Nott Street Port Melbourne VIC 3207

 1  1  1

Sold Price **\$528,000** Sold Date **01-Sep-21**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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