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

4/50 Johnston Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$690,000		&		\$750,000)			
Median sale p	rice								
Median price	\$700,000	Pro	operty Type	Unit			Suburb	Port Melbourne	
Period - From	10/10/2022	to	09/10/2023		So	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	304/63 Rouse St PORT MELBOURNE 3207	\$748,000	01/08/2023
2	507/1 Danks St.W PORT MELBOURNE 3207	\$726,000	16/08/2023
3	108/2 Rouse St PORT MELBOURNE 3207	\$705,000	22/09/2023

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:

10/10/2023 12:39



RT Edgar





Property Type: Apartment Agent Comments

Indicative Selling Price \$690,000 - \$750,000 Median Unit Price 10/10/2022 - 09/10/2023: \$700,000

Comparable Properties

 Agent Comments

 (REI/VG)
 Agent Comments

 Image: 2
 Image: 2
 Image: 2

 Price: \$748,000
 Image: 2
 Image: 2

 Method: Private Sale
 Image: 2
 Image: 2

 Date: 01/08/2023
 Image: 2
 Image: 2

 Property Type: Unit
 Image: 2
 Image: 2



507/1 Danks St.W PORT MELBOURNE 3207 Agent Comments (REI)



Price: \$726,000 Method: Sold Before Auction Date: 16/08/2023 Property Type: Unit



108/2 Rouse St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$705,000 Method: Sold Before Auction Date: 22/09/2023 Property Type: Apartment

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



propertydata

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