Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 207/57 Bay Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing			
Range betweer	ween \$450,000		&		\$495,000				
Median sale price									
Median price	\$710,000	Pro	operty Type	Unit			Suburb	Port Melbourne	
Period - From	01/01/2025	to	31/03/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	506/99 Dow St PORT MELBOURNE 3207	\$460,000	30/09/2024
2	508/57 Bay St PORT MELBOURNE 3207	\$495,000	23/08/2024
3			

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:

02/05/2025 11:18



BigginScott





Property Type: Apartment Agent Comments Indicative Selling Price \$450,000 - \$495,000 Median Unit Price March quarter 2025: \$710,000

Comparable Properties

506/99 Dow St PORT MELBOURNE 3207 (REI/VG) Image: 1 Image: 1 Price: \$460,000 Method: Private Sale Date: 30/09/2024 Property Type: Apartment	Agent Comments
508/57 Bay St PORT MELBOURNE 3207 (REI/VG) 1 1 1 1 Price: \$495,000 Method: Private Sale Date: 23/08/2024 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.

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700



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