

## 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

212/101 BAY STREET PORT MELBOURNE VIC 3207

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$525,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$762,500

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Oct 2023

to

30 Sep 2024

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

113/54 BOUNDARY STREET SOUTH MELBOURNE VIC 3205	\$591,000	22-Jul-24
36/8 GRAHAM STREET PORT MELBOURNE VIC 3207	\$525,000	24-Jul-24
10/95 ROUSE STREET PORT MELBOURNE VIC 3207	\$665,000	13-Jun-24

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: 11 October 2024



## 113/54 BOUNDARY STREET SOUTH MELBOURNE VIC 3205

1 1 -

Sold Price

**\$591,000**

Sold Date

**22-Jul-24**

Distance

**1.27km**



## 36/8 GRAHAM STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price

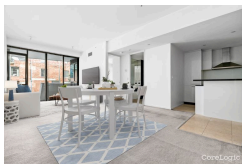
**\$600,000**

Sold Date

**24-Jul-24**

Distance

**0.51km**



## 10/95 ROUSE STREET PORT MELBOURNE VIC 3207

1 1 1

Sold Price

<sup>RS</sup> **\$665,000**

Sold Date

**13-Jun-24**

Distance

**0.44km**

RS = Recent sale

UN = Undisclosed Sale

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