

## 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 601/101 Bay Street, Port Melbourne Vic 3207

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$710,000

## Median sale price

Median price \$830,000

House

Unit

X

Suburb

Port Melbourne

Period - From 01/07/2018

to

30/09/2018

Source 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.

	Address of comparable property	Price	Date of sale
1	14/187 Beaconsfield Pde MIDDLE PARK 3206	\$735,000	08/09/2018
2	301/77 Nott St PORT MELBOURNE 3207	\$718,000	15/09/2018
3	304/1 Danks St PORT MELBOURNE 3207	\$694,000	15/09/2018

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.

601/101 Bay Street, Port Melbourne Vic 3207

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**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**  
NORTH FACING

**Indicative Selling Price**  
\$710,000  
**Median Unit Price**  
September quarter 2018: \$830,000

## Comparable Properties



**14/187 Beaconsfield Pde MIDDLE PARK 3206 (REI)** **Agent Comments**

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**Price:** \$735,000  
**Method:** Auction Sale  
**Date:** 08/09/2018  
**Rooms:** -  
**Property Type:** Apartment



**301/77 Nott St PORT MELBOURNE 3207 (REI)** **Agent Comments**

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**Price:** \$718,000  
**Method:** Auction Sale  
**Date:** 15/09/2018  
**Rooms:** -  
**Property Type:** Apartment

**304/1 Danks St PORT MELBOURNE 3207 (REI)** **Agent Comments**

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**Price:** \$694,000  
**Method:** Auction Sale  
**Date:** 15/09/2018  
**Rooms:** -  
**Property Type:** Apartment