

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

217/101 Bay Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$575,000

Median sale price

Median price

\$782,500

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/07/2018

to

30/06/2019

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	512/99 Nott St PORT MELBOURNE 3207	\$570,000	24/09/2019
2	206/77 Nott St PORT MELBOURNE 3207	\$565,000	23/08/2019
3	G13/70 Nott St PORT MELBOURNE 3207	\$555,000	23/09/2019

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:

16/10/2019 17:01



Property Type:
Agent Comments

Indicative Selling Price
\$575,000
Median Unit Price
Year ending June 2019: \$782,500

Comparable Properties



512/99 Nott St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$570,000
Method: Private Sale
Date: 24/09/2019
Property Type: Apartment



206/77 Nott St PORT MELBOURNE 3207 (VG) Agent Comments



Price: \$565,000
Method: Sale
Date: 23/08/2019
Property Type: Strata Unit/Flat

G13/70 Nott St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$555,000
Method: Private Sale
Date: 23/09/2019
Property Type: Flat/Unit/Apartment (Res)