

# 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 29/15 Beach 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)

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,915,000 Property Type House Suburb Port Melbourne

Period - From 01/04/2023 to 30/06/2023 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 | 104/216 Rouse St PORT MELBOURNE 3207 | \$1,265,000 | 18/05/2023   |
| 2 | 49/15 Beach St PORT MELBOURNE 3207   | \$1,170,000 | 06/05/2023   |
| 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.

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**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

June quarter 2023: \$1,915,000



3 2 1

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



104/216 Rouse St PORT MELBOURNE 3207  
(REI)

Agent Comments

3 2 2

**Price:** \$1,265,000

**Method:** Sold Before Auction

**Date:** 18/05/2023

**Property Type:** Apartment



49/15 Beach St PORT MELBOURNE 3207 (REI) Agent Comments

2 2 2

**Price:** \$1,170,000

**Method:** Auction Sale

**Date:** 06/05/2023

**Property Type:** Townhouse (Res)

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.

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