

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

802/89 BEACH STREET PORT MELBOURNE VIC 3207

Indicative selling price

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

Single Price

or range
between

\$2,500,000

&

\$2,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

606/147 BEACH STREET PORT MELBOURNE VIC 3207	\$2,760,000	29-Aug-23
801/127 BEACH STREET PORT MELBOURNE VIC 3207	\$2,505,000	16-Sep-23
4/29 BEACONSFIELD PARADE PORT MELBOURNE VIC 3207	\$3,100,000	22-Aug-23

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: 09 November 2023



**606/147 BEACH STREET PORT
MELBOURNE VIC 3207**

3 2 2

Sold Price ^{RS} **\$2,760,000** ^{UN} Sold Date **29-Aug-23**

Distance **0.78km**



**801/127 BEACH STREET PORT
MELBOURNE VIC 3207**

3 2 2

Sold Price ^{RS} **\$2,505,000** ^{UN} Sold Date **16-Sep-23**

Distance **0.65km**



**4/29 BEACONSFIELD PARADE
PORT MELBOURNE VIC 3207**

3 2 2

Sold Price ^{RS} **\$3,100,000** Sold Date **22-Aug-23**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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