

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 415/101 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$569,000

Median sale price

Median price \$725,000 Property Type Unit Suburb Port Melbourne

Period - From 13/11/2018 to 12/11/2019 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	G13/70 Nott St PORT MELBOURNE 3207	\$555,000	23/09/2019
3	G01/115 Nott St PORT MELBOURNE 3207	\$540,000	24/07/2019

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: 13/11/2019 16:55



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$569,000

Median Unit Price
13/11/2018 - 12/11/2019: \$725,000

Comparable Properties



512/99 Nott St PORT MELBOURNE 3207
(REI/VG)

Agent Comments



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

G13/70 Nott St PORT MELBOURNE 3207
(REI/VG)

Agent Comments



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



G01/115 Nott St PORT MELBOURNE 3207
(REI/VG)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 24/07/2019
Rooms: 2
Property Type: Apartment