Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	415/101 Bay Street, Port Melbourne Vic 3207
Including suburb and	
postcode	

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	Pro	pperty Type Uni	t		Suburb	Port Melbourne
Period - From	13/11/2018	to	12/11/2019	So	urce	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

	aress of comparable property	1 1100	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

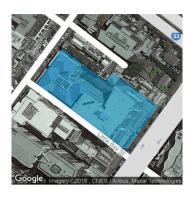
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/11/2019 16:55



Date of sale







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)

1 2 **1** 6

Price: \$570,000 **Method:** Private Sale **Date:** 24/09/2019

Property Type: Apartment

Agent Comments

G13/70 Nott St PORT MELBOURNE 3207

(REI/VG)

2



Price: \$555,000 Method: Private Sale Date: 23/09/2019

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



G01/115 Nott St PORT MELBOURNE 3207

(REI/VG)



Price: \$540,000 **Method:** Private Sale **Date:** 24/07/2019

Rooms: 2

Property Type: Apartment

Agent Comments

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