

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

14/181 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$785,000 Property Type Unit 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	607/3 Tarver St PORT MELBOURNE 3207	\$940,000	06/06/2023
2	23/6 Graham St PORT MELBOURNE 3207	\$900,000	23/06/2023
3	56/83 Whiteman St SOUTHBANK 3006	\$900,000	05/06/2023

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: 01/09/2023 15:54

14/181 Bay Street, Port Melbourne Vic 3207

WHITEFOX

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 2  2  1

Property Type:

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

June quarter 2023: \$785,000

Comparable Properties



607/3 Tarver St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

 3  2  2

Price: \$940,000

Method: Private Sale

Date: 06/06/2023

Property Type: Apartment



23/6 Graham St PORT MELBOURNE 3207
(REI)

Agent Comments

 2  2  2

Price: \$900,000

Method: Private Sale

Date: 23/06/2023

Property Type: Unit



56/83 Whiteman St SOUTHBANK 3006
(REI/VG)

Agent Comments

 3  2  1

Price: \$900,000

Method: Private Sale

Date: 05/06/2023

Rooms: 6

Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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