Jon Kett
03 9646 4444
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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

601/101 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price | $680,000

Median sale price

| Median price | $716,250 | House | | Unit | X | | Suburb | Port Melbourne |

| Period - From | 01/01/2018 | to | 31/12/2018 | | 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	204/1 Danks St PORT MELBOURNE 3207	$690,000	07/11/2018
2	22/334 Princes St PORT MELBOURNE 3207	$661,000	17/11/2018
3	306/19-25 Nott St PORT MELBOURNE 3207	$650,000	06/12/2018

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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2   **1**   **1**

Rooms:
Property Type: apartment

Agent Comments

Indicative Selling Price
$680,000
Median Unit Price
Year ending December 2018: $716,250

Comparable Properties

204/1 Danks St PORT MELBOURNE 3207 (VG)

2   **-**   **-**

Price: $690,000
Method: Sale
Date: 07/11/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

22/334 Princes St PORT MELBOURNE 3207 (REI)

2   **1**   **1**

Price: $661,000
Method: Auction Sale
Date: 17/11/2018
Rooms: 3
Property Type: Apartment

Agent Comments

306/19-25 Nott St PORT MELBOURNE 3207 (REI/VG)

2   **1**   **1**

Price: $650,000
Method: Private Sale
Date: 06/12/2018
Rooms: 3
Property Type: Apartment

Agent Comments