

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

7/410-416 BAY 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$756,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Nov 2023

to

31 Oct 2024

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

16/97-101 CRUIKSHANK STREET PORT MELBOURNE VIC 3207	\$1,100,000	30-May-24
2/156 BAY STREET PORT MELBOURNE VIC 3207	\$1,045,000	28-Oct-23
603/51-59 THISTLETHWAITE STREET SOUTH MELBOURNE VIC 3205	\$1,030,000	29-Apr-24

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: 14 November 2024



**16/97-101 CRUIKSHANK STREET
PORT MELBOURNE VIC 3207**

3 2 -

Sold Price **\$1,100,000** Sold Date **30-May-24**

Distance **0.29km**



**2/156 BAY STREET PORT
MELBOURNE VIC 3207**

2 1 -

Sold Price **\$1,045,000** Sold Date **28-Oct-23**

Distance **0.68km**



**603/51-59 THISTLETHWAITE
STREET SOUTH MELBOURNE VIC
3205**

3 2 1

Sold Price **\$1,030,000** Sold Date **29-Apr-24**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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