

# 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

G01/40 Beach Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$899,000

### Median sale price

Median price \$740,000

Property Type Unit

Suburb Port Melbourne

Period - From 01/04/2022

to 31/03/2023

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 | 1/15 Liardet St PORT MELBOURNE 3207 | \$930,000 | 12/01/2023   |
| 2 | 2/81 Pickles St PORT MELBOURNE 3207 | \$910,000 | 13/02/2023   |
| 3 |                                     |           |              |

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:

13/05/2023 15:02

G01/40 Beach Street, Port Melbourne Vic 3207

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2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**  
\$899,000  
**Median Unit Price**  
Year ending March 2023: \$740,000

## Comparable Properties



**1/15 Liardet St PORT MELBOURNE 3207 (VG)** Agent Comments

3 - -

**Price:** \$930,000

**Method:** Sale

**Date:** 12/01/2023

**Property Type:** Subdivided Flat - Single OYO Flat



**2/81 Pickles St PORT MELBOURNE 3207 (REI/VG)** Agent Comments

2 2 2

**Price:** \$910,000

**Method:** Sold Before Auction

**Date:** 13/02/2023

**Property Type:** Apartment

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.

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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