

## 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

204/9 JOHNSTON 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

62/85 ROUSE STREET PORT MELBOURNE VIC 3207	\$1,195,000	08-Feb-24
407/108 BAY STREET PORT MELBOURNE VIC 3207	\$1,200,000	15-Feb-24
1006/101 BAY STREET PORT MELBOURNE VIC 3207	\$1,150,000	16-Jan-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: 19 March 2024



David Wood  
P 03 9272 1111  
M 0418 315 114  
E david.wood@belleproperty.com



**62/85 ROUSE STREET PORT  
MELBOURNE VIC 3207**

2 2 1

Sold Price <sup>RS</sup> **\$1,195,000** Sold Date **08-Feb-24**

Distance **0.12km**



**407/108 BAY STREET PORT  
MELBOURNE VIC 3207**

2 2 -

Sold Price <sup>RS</sup> **\$1,200,000** <sup>UN</sup> Sold Date **15-Feb-24**

Distance **0.41km**



**1006/101 BAY STREET PORT  
MELBOURNE VIC 3207**

2 2 -

Sold Price **\$1,150,000** Sold Date **16-Jan-24**

Distance **0.49km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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