

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

12/105 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$2,185,000

Median sale price

Median price \$1,305,000

Property Type House

Suburb Port Melbourne

Period - From 01/07/2019

to 30/09/2019

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	4/105 Beach St PORT MELBOURNE 3207	\$2,200,000	03/10/2019
2			
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:

04/12/2019 10:03

12/105 Beach Street, Port Melbourne Vic 3207

MARSHALLWHITE

Oliver Bruce
9832 1152
0409 856 599

oliver.bruce@marshallwhite.com.au

Indicative Selling Price

\$2,185,000

Median House Price

September quarter 2019: \$1,305,000



 4  3  2

Property Type: House (Res)

Agent Comments

Comparable Properties



**4/105 Beach St PORT MELBOURNE 3207
(REI/VG)**

Agent Comments

 3  2  2

Price: \$2,200,000

Method: Sold Before Auction

Date: 03/10/2019

Property Type: House (Res)

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 - Marshall White | P: 03 9822 9999 | F: 03 9824 4897



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.