

# 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 809/101 Bay 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 \$750,000

or range between

&

### Median sale price

Median price \$768,500

Property type Unit

Suburb Port Melbourne

Period - From 14/06/2023

to

13/06/2024

Source pdol

### Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	111/ 1 Danks St, Port Melbourne Vic	\$750,000	30/04/2024
2	37/ 4 Seisman Pl, Port Melbourne Vic	\$740,000	30/01/2024
3			

This Statement of Information was prepared on: 14/06/2024