

# 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 41/1 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)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$750,000 Property Type Unit Suburb Port Melbourne

Period - From 06/02/2023 to 05/02/2024 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	301/222-224 Rouse St PORT MELBOURNE 3207	\$1,220,000	25/08/2023
2	65/95 Rouse St PORT MELBOURNE 3207	\$1,195,000	22/09/2023
3	1006/101 Bay St PORT MELBOURNE 3207	\$1,150,000	16/01/2024

**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: 06/02/2024 10:54



2   2   2

**Rooms:** 3  
**Property Type:** Unit  
 Agent Comments

**Indicative Selling Price**  
 \$1,200,000 - \$1,300,000  
**Median Unit Price**  
 06/02/2023 - 05/02/2024: \$750,000

## Comparable Properties



**301/222-224 Rouse St PORT MELBOURNE 3207 (REI)**

Agent Comments

2   2   1

**Price:** \$1,220,000  
**Method:** Private Sale  
**Date:** 25/08/2023  
**Property Type:** Unit



**65/95 Rouse St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$1,195,000  
**Method:** Private Sale  
**Date:** 22/09/2023  
**Property Type:** Apartment



**1006/101 Bay St PORT MELBOURNE 3207 (REI)**

Agent Comments

2   2   2

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 16/01/2024  
**Property Type:** Apartment

**Account - RT Edgar Albert Park** | P: 03 9699 7222 | F: 03 9699 4545