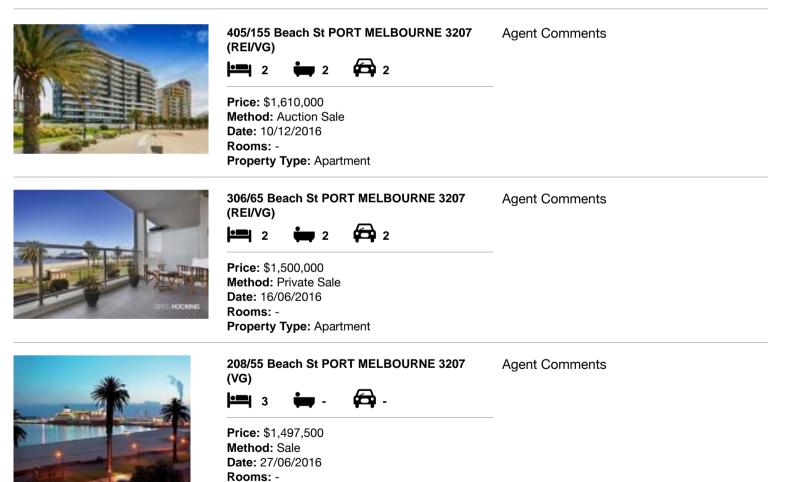






Rooms: Property Type: Unit Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median Unit Price June quarter 2017: \$710,000

Comparable Properties



Property Type: Subdivided Flat - Single OYO

Flat

Account - Cayzer | P: 03 9699 5999

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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

202/90 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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

| Range betweer | 1,400,000 \$ 1,400,000 | | | & | \$1,500,000 | | |
|----------------|-------------------------------|----|-------|--------|-------------|------|----------------|
| Median sale pı | rice | | | | | | |
| Median price | \$710,000 | | Unit | х | Sub | ourb | Port Melbourne |
| Period - From | 01/04/2017 | to | 30/06 | 6/2017 | Source | REIV | 1 |

Comparable property sales

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 |
|--------------------------------------|-------------|--------------|
| 405/155 Beach St PORT MELBOURNE 3207 | \$1,610,000 | 10/12/2016 |
| 306/65 Beach St PORT MELBOURNE 3207 | \$1,500,000 | 16/06/2016 |
| 208/55 Beach St PORT MELBOURNE 3207 | \$1,497,500 | 27/06/2016 |

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propertydata

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