



 2
  2
  2

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



405/155 Beach St PORT MELBOURNE 3207
 (REI/VG)

Agent Comments

 2
  2
  2

Price: \$1,610,000
Method: Auction Sale
Date: 10/12/2016
Rooms: -
Property Type: Apartment



306/65 Beach St PORT MELBOURNE 3207
 (REI/VG)

Agent Comments

 2
  2
  2

Price: \$1,500,000
Method: Private Sale
Date: 16/06/2016
Rooms: -
Property Type: Apartment



208/55 Beach St PORT MELBOURNE 3207
 (VG)

Agent Comments

 3
  -
  -

Price: \$1,497,500
Method: Sale
Date: 27/06/2016
Rooms: -
Property Type: Subdivided Flat - Single OYO Flat

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 between \$1,400,000 & \$1,500,000

Median sale price

Median price \$710,000

Unit X

Suburb Port Melbourne

Period - From 01/04/2017 to 30/06/2017

Source REIV

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