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

205/55 Beach Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,700,000		&		\$1,780,000				
Median sale p	rice								
Median price	\$740,000	Pro	operty Type	Unit			Suburb	Port Melbourne	
Period - From	01/04/2022	to	31/03/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	305/55 Beach St PORT MELBOURNE 3207	\$1,875,000	23/02/2023
2	402e/126 Rouse St PORT MELBOURNE 3207	\$1,705,000	23/03/2023
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:

06/07/2023 16:51









Property Type: Apartment Agent Comments Indicative Selling Price \$1,700,000 - \$1,780,000 Median Unit Price Year ending March 2023: \$740,000

Comparable Properties



Price: \$1,875,000 Method: Private Sale Date: 23/02/2023 Property Type: Apartment

(REI)

– 2

305/55 Beach St PORT MELBOURNE 3207

2



 402e/126 Rouse St PORT MELBOURNE 3207
 Agent Comments

 (REI)
 2
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 2

Agent Comments

Price: \$1,705,000 Method: Private Sale Date: 23/03/2023 Property Type: Apartment Land Size: 260 sqm approx

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 - Cayzer | P: 03 9699 5999



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