

# 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 462 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 \$1,325,000

### Median sale price

Median price \$1,578,000

Property Type House

Suburb Port Melbourne

Period - From 01/07/2023

to 30/09/2023

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	397 Nott St PORT MELBOURNE 3207	\$1,342,000	17/05/2023
2	296 Bank St SOUTH MELBOURNE 3205	\$1,320,000	19/08/2023
3	119 Albert St PORT MELBOURNE 3207	\$1,300,000	20/05/2023

**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:

16/10/2023 10:11



**Property Type:** House  
Agent Comments

**Indicative Selling Price**  
\$1,325,000

**Median House Price**  
September quarter 2023: \$1,578,000

## Comparable Properties



**397 Nott St PORT MELBOURNE 3207 (REI/VG)** Agent Comments



**Price:** \$1,342,000  
**Method:** Private Sale  
**Date:** 17/05/2023  
**Property Type:** House  
**Land Size:** 123 sqm approx



**296 Bank St SOUTH MELBOURNE 3205 (REI)** Agent Comments



**Price:** \$1,320,000  
**Method:** Auction Sale  
**Date:** 19/08/2023  
**Property Type:** House (Res)  
**Land Size:** 145 sqm approx



**119 Albert St PORT MELBOURNE 3207 (REI/VG)** Agent Comments



**Price:** \$1,300,000  
**Method:** Auction Sale  
**Date:** 20/05/2023  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 144 sqm approx

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