

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

4/410-416 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$895,000

Median sale price

Median price \$702,000

Property Type Unit

Suburb Port Melbourne

Period - From 01/10/2020

to 31/12/2020

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	32/1 Graham St PORT MELBOURNE 3207	\$897,000	27/02/2021
2	5/1 Graham St PORT MELBOURNE 3207	\$880,000	27/02/2021
3	502/52 Dow St PORT MELBOURNE 3207	\$865,000	19/11/2020

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:

15/03/2021 11:07



2 1 2

Rooms: 4
Property Type: Townhouse (Res)
Land Size: 98 sqm approx
Agent Comments

Indicative Selling Price
\$895,000
Median Unit Price
December quarter 2020: \$702,000

Comparable Properties



32/1 Graham St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 2

Price: \$897,000
Method: Auction Sale
Date: 27/02/2021
Property Type: Apartment



5/1 Graham St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 1

Price: \$880,000
Method: Auction Sale
Date: 27/02/2021
Property Type: Apartment



502/52 Dow St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 1

Price: \$865,000
Method: Private Sale
Date: 19/11/2020
Property Type: Apartment