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/und	nderquoting
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Single price \$895,000

Median sale price

Median price	\$702,000	Pro	perty Type Unit	t	Sı	uburb	Port Melbourne
Period - From	01/10/2020	to	31/12/2020	Sou	urce RI	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.

Add	dress 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









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)



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



5/1 Graham St PORT MELBOURNE 3207 (REI) Agent Comments



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



502/52 Dow St PORT MELBOURNE 3207 (REI) Agent Comments



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

Account - Cayzer | P: 03 9646 0812



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.