

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

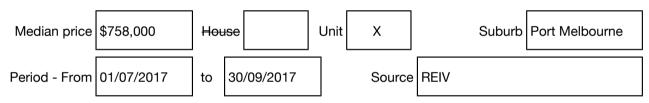
504/155 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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

 Range between
 \$2,000,000
 &
 \$2,200,000

Median sale price



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	1007/101 Bay St PORT MELBOURNE 3207	\$2,500,000	06/04/2017
2	303/155 Beach St PORT MELBOURNE 3207	\$2,300,000	24/11/2016
3	204/127 Beach St PORT MELBOURNE 3207	\$2,005,000	25/02/2017

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.

Account - Cayzer | P: 03 9699 5999

propertydata

Generated: 09/01/2018 11:52

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.







Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median Unit Price September quarter 2017: \$758,000

Comparable Properties

1007/101 Bay St PORT MELBOURNE 3207 (REI/VG) 3 3 4 Price: \$2,500,000 Method: Private Sale Date: 06/04/2017 Rooms: - Property Type: Apartment	Agent Comments
303/155 Beach St PORT MELBOURNE 3207 (VG) ■ 3 • • • • • • • • • • • • • • • • • •	Agent Comments
204/127 Beach St PORT MELBOURNE 3207 (REI/VG) 3 2 2 2 Price: \$2,005,000 Method: Auction Sale Date: 25/02/2017 Rooms: 6 Property Type: Apartment	Agent Comments

Account - Cayzer | P: 03 9699 5999

Generated: 09/01/2018 11:52

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.

