

## 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](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$758,000 House Unit X Suburb Port Melbourne

Period - From 01/07/2017 to 30/09/2017 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	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.



 3
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  2

**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)

Agent Comments

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  4

**Price:** \$2,500,000

**Method:** Private Sale

**Date:** 06/04/2017

**Rooms:** -

**Property Type:** Apartment



**303/155 Beach St PORT MELBOURNE 3207**  
(VG)

Agent Comments

 3
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**Price:** \$2,300,000

**Method:** Sale

**Date:** 24/11/2016

**Rooms:** -

**Property Type:** Subdivided Flat - Single OYO Flat



**204/127 Beach St PORT MELBOURNE 3207**  
(REI/VG)

Agent Comments

 3
  2
  2

**Price:** \$2,005,000

**Method:** Auction Sale

**Date:** 25/02/2017

**Rooms:** 6

**Property Type:** Apartment