

# 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 8/74 Stokes 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 \$2,600,000

### Median sale price

Median price \$740,000 Property Type Unit Suburb Port Melbourne

Period - From 01/10/2019 to 31/12/2019 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	404/115 Beach St PORT MELBOURNE 3207	\$2,820,000	08/11/2019
2	903/147 Beach St PORT MELBOURNE 3207	\$2,430,000	26/09/2019
3	61/95 Rouse St PORT MELBOURNE 3207	\$2,310,000	24/12/2019

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: 23/03/2020 11:23



3   2   2

**Rooms:** 6  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$2,600,000

**Median Unit Price**  
December quarter 2019: \$740,000

## Comparable Properties



**404/115 Beach St PORT MELBOURNE 3207 (REI)**   **Agent Comments**

4   2   2

**Price:** \$2,820,000  
**Method:** Sold Before Auction  
**Date:** 08/11/2019  
**Property Type:** Apartment



**903/147 Beach St PORT MELBOURNE 3207 (REI)**   **Agent Comments**

3   2   2

**Price:** \$2,430,000  
**Method:** Expression of Interest  
**Date:** 26/09/2019  
**Property Type:** Flat/Unit/Apartment (Res)



**61/95 Rouse St PORT MELBOURNE 3207 (REI)**   **Agent Comments**

3   2   2

**Price:** \$2,310,000  
**Method:** Private Sale  
**Date:** 24/12/2019  
**Property Type:** Apartment