

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 8/181 Bay Street, Port Melbourne Vic 3207
Including suburb or locality and postcode

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$756,250 Property Type Unit Suburb Port Melbourne

Period - From 05/08/2020 to 04/08/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	406/54 Nott St PORT MELBOURNE 3207	\$487,000	06/06/2020
2	201A/86 Bay St PORT MELBOURNE 3207	\$465,000	28/07/2020
3	309/232 Rouse St PORT MELBOURNE 3207	\$451,000	15/05/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 05/08/2021 14:36



Rooms: 1
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

05/08/2020 - 04/08/2021: \$756,250

Comparable Properties



406/54 Nott St PORT MELBOURNE 3207 (REI) [Agent Comments](#)



Price: \$487,000
Method: Private Sale
Date: 06/06/2020
Rooms: 2
Property Type: Apartment



201A/86 Bay St PORT MELBOURNE 3207 (REI) [Agent Comments](#)



Price: \$465,000
Method: Private Sale
Date: 28/07/2020
Property Type: Apartment



309/232 Rouse St PORT MELBOURNE 3207 (REI) [Agent Comments](#)



Price: \$451,000
Method: Private Sale
Date: 15/05/2021
Property Type: Apartment

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