

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 912/57 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

Single price \$1,190,000

Median sale price

Median price \$702,000 Property Type Unit Suburb Port Melbourne

Period - From 01/10/2020 to 31/12/2020 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	109/40 Beach St PORT MELBOURNE 3207	\$1,183,000	06/11/2020
2	2/21-27 St Vincent St ALBERT PARK 3206	\$1,139,000	15/02/2021
3	905G/93 Dow St PORT MELBOURNE 3207	\$1,120,000	07/12/2020

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:

24/02/2021 10:36



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,190,000

Median Unit Price
December quarter 2020: \$702,000

Comparable Properties



109/40 Beach St PORT MELBOURNE 3207
(REI)

Agent Comments

2 2 1

Price: \$1,183,000
Method: Sold Before Auction
Date: 06/11/2020
Property Type: Apartment



2/21-27 St Vincent St ALBERT PARK 3206
(REI)

Agent Comments

2 1 1

Price: \$1,139,000
Method: Sold Before Auction
Date: 15/02/2021
Property Type: Apartment



905G/93 Dow St PORT MELBOURNE 3207
(REI)

Agent Comments

2 2 1

Price: \$1,120,000
Method: Private Sale
Date: 07/12/2020
Property Type: Apartment