

# 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 1006/101 Bay 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 \$1,000,000 & \$1,050,000

### Median sale price

Median price \$748,000 Property Type Unit Suburb Port Melbourne

Period - From 01/07/2023 to 30/09/2023 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	404/55 Bay St PORT MELBOURNE 3207	\$1,085,000	04/09/2023
2	402/19-25 Nott St PORT MELBOURNE 3207	\$1,050,000	13/10/2023
3	901/320 Plummer St PORT MELBOURNE 3207	\$1,037,500	01/08/2023

**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: 09/01/2024 15:30



 2  
  2  
  2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,050,000

**Median Unit Price**

September quarter 2023: \$748,000

## Comparable Properties



**404/55 Bay St PORT MELBOURNE 3207**  
(REI/VG)

Agent Comments

 2  
  2  
  2

**Price:** \$1,085,000

**Method:** Private Sale

**Date:** 04/09/2023

**Property Type:** Unit



**402/19-25 Nott St PORT MELBOURNE 3207**  
(REI)

Agent Comments

 2  
  2  
  2

**Price:** \$1,050,000

**Method:** Sold Before Auction

**Date:** 13/10/2023

**Property Type:** Apartment



**901/320 Plummer St PORT MELBOURNE 3207**  
(REI/VG)

Agent Comments

 3  
  2  
  2

**Price:** \$1,037,500

**Method:** Private Sale

**Date:** 01/08/2023

**Property Type:** Apartment

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