

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

150 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$2,900,000 & \$3,100,000

Median sale price

Median price \$1,733,250 Property Type House Suburb Port Melbourne

Period - From 28/02/2023 to 28/02/2024 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	1 The Cove PORT MELBOURNE 3207	\$3,136,000	06/01/2024
2			
3			

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: 29/02/2024 17:20



 4  2  2

Rooms: 6
Property Type: House
Land Size: 437 sqm approx
Agent Comments

Indicative Selling Price
\$2,900,000 - \$3,100,000
Median House Price
28/02/2023 - 28/02/2024: \$1,733,250

Comparable Properties



1 The Cove PORT MELBOURNE 3207 (REI/VG) Agent Comments

 4  2  2

Price: \$3,136,000
Method: Private Sale
Date: 06/01/2024
Property Type: House (Res)
Land Size: 299 sqm approx

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.

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