

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 304/147 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$2,100,000 & \$2,200,000

Median sale price

Median price \$827,500 Property Type Unit Suburb Port Melbourne

Period - From 01/10/2023 to 31/12/2023 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 | 801/65 Beach St PORT MELBOURNE 3207 | \$2,100,000 | 03/11/2023 |
| 2 | 405/65 Beach St PORT MELBOURNE 3207 | \$2,340,000 | 09/12/2023 |
| 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: 29/01/2024 09:56

304/147 Beach Street, Port Melbourne Vic 3207

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 3  2  2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,200,000
Median Unit Price
December quarter 2023: \$827,500

Comparable Properties



801/65 Beach St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 3  2  2

Price: \$2,100,000
Method: Private Sale
Date: 03/11/2023
Property Type: Apartment



405/65 Beach St PORT MELBOURNE 3207 (REI)

Agent Comments

 3  2  2

Price: \$2,340,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Unit

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.

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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