

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 402/159 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Port Melbourne

Period - From 10/10/2022 to 09/10/2023 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	204/89 Beach St PORT MELBOURNE 3207	\$1,750,000	15/07/2023
2	302/10 Princes St PORT MELBOURNE 3207	\$1,310,000	26/08/2023
3	301/222-224 Rouse St PORT MELBOURNE 3207	\$1,220,000	25/08/2023

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: 10/10/2023 14:22



 2
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  2

Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median Unit Price
 10/10/2022 - 09/10/2023: \$715,000

Comparable Properties



204/89 Beach St PORT MELBOURNE 3207 (REI)

Agent Comments

 3
  2
  2

Price: \$1,750,000
Method: Private Sale
Date: 15/07/2023
Property Type: Apartment



302/10 Princes St PORT MELBOURNE 3207 (REI)

Agent Comments

 2
  2
  2

Price: \$1,310,000
Method: Private Sale
Date: 26/08/2023
Property Type: Apartment



301/222-224 Rouse St PORT MELBOURNE 3207 (REI)

Agent Comments

 2
  2
  1

Price: \$1,220,000
Method: Private Sale
Date: 25/08/2023
Property Type: Unit

Account - Cayzer | P: 03 9699 5999