

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 5/181 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$525,000

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	116/70 Nott St PORT MELBOURNE 3207	\$545,000	28/11/2023
2	2003/50 Haig St SOUTHBANK 3006	\$545,000	10/10/2023
3	516/101 Bay St PORT MELBOURNE 3207	\$540,000	23/07/2023

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:

21/12/2023 09:24



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$525,000

Median Unit Price
September quarter 2023: \$748,000

Comparable Properties



116/70 Nott St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$545,000
Method: Private Sale
Date: 28/11/2023
Property Type: Apartment



2003/50 Haig St SOUTHBANK 3006 (REI/VG) Agent Comments



Price: \$545,000
Method: Private Sale
Date: 10/10/2023
Property Type: Apartment



516/101 Bay St PORT MELBOURNE 3207 (REI/VG) Agent Comments



Price: \$540,000
Method: Private Sale
Date: 23/07/2023
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811