

# 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 505/155 Beach 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 \$1,800,000 & \$1,900,000

### Median sale price

Median price \$740,000 Property Type Unit Suburb Port Melbourne

Period - From 01/07/2022 to 30/06/2023 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	107/115 Beach St PORT MELBOURNE 3207	\$1,900,000	05/05/2023
2	204/115 Beach St PORT MELBOURNE 3207	\$1,860,000	05/05/2023
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.

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**Rooms:** 4

**Property Type:** Strata Unit/Flat

**Land Size:** 130 approx sqm  
approx

Agent Comments

**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median Unit Price**

Year ending June 2023: \$740,000

## Comparable Properties



**107/115 Beach St PORT MELBOURNE 3207 (REI)**

Agent Comments



**Price:** \$1,900,000

**Method:** Sold Before Auction

**Date:** 05/05/2023

**Property Type:** Apartment



**204/115 Beach St PORT MELBOURNE 3207 (VG)**

Agent Comments



**Price:** \$1,860,000

**Method:** Sale

**Date:** 05/05/2023

**Property Type:** Subdivided Flat - Single OYO Flat

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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