

# 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 6/153 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$730,000 Property Type Unit Suburb Port Melbourne

Period - From 13/09/2022 to 12/09/2023 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	4/15 Liardet St PORT MELBOURNE 3207	\$1,111,000	18/03/2023
2	404/55 Bay St PORT MELBOURNE 3207	\$1,085,000	04/09/2023
3	10/8 Graham St PORT MELBOURNE 3207	\$1,070,000	13/05/2023

**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: 13/09/2023 17:12



 2  
  2  
  1

**Rooms:** 4

**Property Type:** Strata Unit/Flat

**Land Size:** 100 sqm approx

**Agent Comments**

plus storage in front of car park

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median Unit Price**

13/09/2022 - 12/09/2023: \$730,000

## Comparable Properties



**4/15 Liardet St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

 2  
  2  
  2

**Price:** \$1,111,000

**Method:** Auction Sale

**Date:** 18/03/2023

**Property Type:** Unit



**404/55 Bay St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

 2  
  2  
  2

**Price:** \$1,085,000

**Method:** Private Sale

**Date:** 04/09/2023

**Property Type:** Unit



**10/8 Graham St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

 2  
  1  
  1

**Price:** \$1,070,000

**Method:** Auction Sale

**Date:** 13/05/2023

**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 8644 5500 | F: 03 9645 5393