## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6/153 Beach Street, Port Melbourne Vic 3207

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,050,000		&		\$1,150,000				
Median sale p	rice								
Median price	\$730,000	Pro	operty Type	Unit			Suburb	Port Melbourne	
Period - From	13/09/2022	to	12/09/2023		So	urce	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.

Ade	dress 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

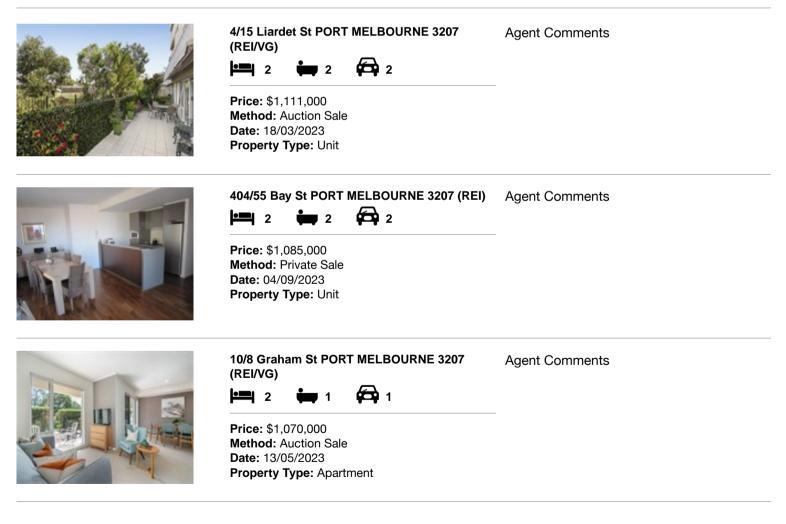






Rooms: 4 Property Type: Strata Unit/Flat Land Size: 100 sqm approx Agent Comments plus storage in front of car park Indicative Selling Price \$1,050,000 - \$1,150,000 Median Unit Price 13/09/2022 - 12/09/2023: \$730,000

# **Comparable Properties**



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



Propertydata

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