

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 809/101 Bay Street, Port Melbourne, VIC 3207

Indicative selling price

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

Single price or range between \$750,000 & \$825,000

Median sale price

Median price \$768,500 Property type Unit Suburb Port Melbourne

Period - From 26/04/2023 to 25/04/2024 Source pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	106/ 101 Bay St, Port Melbourne Vic	800,000	21/12/2023
2	14/ 15 Liardet St, Port Melbourne Vic	765,000	21/11/2023
3	408/ 101 Bay St, Port Melbourne Vic	825,000	03/11/2023

This Statement of Information was prepared on: 26/04/2024

