Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

907/57 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Median sale price

Median price	\$768,500	Pro	perty Type U	nit		Suburb	Port Melbourne
Period - From	01/04/2023	to	31/03/2024	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	201/10 Princes St PORT MELBOURNE 3207	\$1,280,000	15/02/2024
2	403/38 Nott St PORT MELBOURNE 3207	\$1,240,000	20/02/2024
3	212/50 Dow St PORT MELBOURNE 3207	\$1,090,000	02/04/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/05/2024 11:35









Property Type: Apartment Agent Comments

Indicative Selling Price \$1,180,000 - \$1,280,000 Median Unit Price Year ending March 2024: \$768,500

Comparable Properties



201/10 Princes St PORT MELBOURNE 3207

(VG)

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Price: \$1,280,000 Method: Sale Date: 15/02/2024

Property Type: Strata Unit/Flat

Agent Comments

403/38 Nott St PORT MELBOURNE 3207 (VG)

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Agent Comments

Agent Comments

Price: \$1,240,000 Method: Sale Date: 20/02/2024

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit



212/50 Dow St PORT MELBOURNE 3207 (REI)

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Price: \$1,090,000 Method: Private Sale Date: 02/04/2024

Property Type: Apartment

Account - Home AU Real Estate | P: 03 9676 9777





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