

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

102 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$2,800,000

Median sale price

Median price

\$1,457,000

Property Type

House

Suburb

Port Melbourne

Period - From

23/03/2019

to

22/03/2020

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	112 Beach St PORT MELBOURNE 3207	\$2,950,000	25/09/2019
2	19 Danks St ALBERT PARK 3206	\$2,810,000	22/11/2019
3	143 Ross St PORT MELBOURNE 3207	\$2,780,000	21/03/2020

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:

23/03/2020 11:03



 4
  2
  2

Property Type: House
Land Size: 393 sqm approx
Agent Comments

Indicative Selling Price
 \$2,800,000
Median House Price
 23/03/2019 - 22/03/2020: \$1,457,000

Comparable Properties



112 Beach St PORT MELBOURNE 3207
 (REI/VG)

Agent Comments

 4
  2
  4

Price: \$2,950,000
Method: Private Sale
Date: 25/09/2019
Property Type: House
Land Size: 375 sqm approx



19 Danks St ALBERT PARK 3206 (REI)

Agent Comments

 4
  3
  2

Price: \$2,810,000
Method: Sold Before Auction
Date: 22/11/2019
Property Type: House (Res)



143 Ross St PORT MELBOURNE 3207 (REI)

Agent Comments

 4
  3
  1

Price: \$2,780,000
Method: Auction Sale
Date: 21/03/2020
Property Type: House (Res)