

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 507/127 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$2,000,000 & \$2,050,000

Median sale price

Median price \$720,500 Property Type Unit Suburb Port Melbourne

Period - From 23/11/2019 to 22/11/2020 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	1003/147 Beach St PORT MELBOURNE 3207	\$2,090,000	05/06/2020
2	120/1 Graham St PORT MELBOURNE 3207	\$2,070,000	25/06/2020
3			

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: 23/11/2020 15:38



 3
  2
  2

Property Type: Flat
Land Size: 8176.52880859375
 sqm approx
Agent Comments

Indicative Selling Price
 \$2,000,000 - \$2,050,000
Median Unit Price
 23/11/2019 - 22/11/2020: \$720,500

Comparable Properties



1003/147 Beach St PORT MELBOURNE 3207 Agent Comments
 (REI/VG)

 2
  2
  2

Price: \$2,090,000
Method: Private Sale
Date: 05/06/2020
Property Type: Apartment



120/1 Graham St PORT MELBOURNE 3207 Agent Comments
 (REI/VG)

 3
  2
  2

Price: \$2,070,000
Method: Private Sale
Date: 25/06/2020
Property Type: Apartment

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.