

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address 417/101 Bay Street, Port Melbourne Vic 3207  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$520,000 & \$550,000

### Median sale price

Median price \$720,000 Property Type Unit Suburb Port Melbourne

Period - From 01/04/2020 to 31/03/2021 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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	415/101 Bay St PORT MELBOURNE 3207	\$532,000	06/11/2020
2	104/101 Bay St PORT MELBOURNE 3207	\$542,000	22/03/2020
3	514/101 Bay St PORT MELBOURNE 3207	\$552,500	08/02/2020

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 02/07/2021 11:04



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$520,000 - \$550,000  
**Median Unit Price**  
Year ending March 2021: \$720,000

## Comparable Properties

**415/101 Bay St PORT MELBOURNE 3207 (VG)** Agent Comments



**Price:** \$532,000  
**Method:** Sale  
**Date:** 06/11/2020  
**Property Type:** Subdivided Flat - Single OYO Flat



**104/101 Bay St PORT MELBOURNE 3207 (REI)** Agent Comments



**Price:** \$542,000  
**Method:** Private Sale  
**Date:** 22/03/2020  
**Property Type:** Apartment



**514/101 Bay St PORT MELBOURNE 3207 (REI/VG)** Agent Comments



**Price:** \$552,500  
**Method:** Private Sale  
**Date:** 08/02/2020  
**Property Type:** Apartment