

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

G02/159 Beach Street, Port Melbourne, VIC 3207
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Indicative selling price

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

Price Range

\$620,000	&	\$650,000
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Median sale price

Median price

\$702,500	Property Type	Apartment	Suburb	Port Melbourne (3207)
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Period - From

01/06/2021	to	31/05/2021	Source	Corelogic
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Comparable property sales

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
2/232-242 ROUSE STREET, PORT MELBOURNE VIC 3207	\$610,000	21/12/2020
3/200 BAY STREET, PORT MELBOURNE VIC 3207	\$615,000	01/05/2021
13/4 SEISMAN PLACE, PORT MELBOURNE VIC 3207	\$708,000	15/05/2021

This Statement of Information was prepared on: 08/06/2021