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	1013/101 Bay Street Port Melbourne VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$900,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$742,500	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Sep 2020	to	31 Aug 2021	Source	Corelogic

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 6 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
406/101 Bay Street Port Melbourne VIC 3207	$900,000	04-Apr-21
501/77 Nott Street Port Melbourne VIC 3207	$913,000	24-Apr-21
414/99 Dow Street Port Melbourne VIC 3207	$980,000	30-Jun-21

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 6 months.~~

This Statement of Information was prepared on: 15 September 2021

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406/101 Bay Street Port Melbourne VIC 3207

2 2 2

Sold Price **$900,000** Sold Date **04-Apr-21**

Distance **-**



501/77 Nott Street Port Melbourne VIC 3207

2 2 2

Sold Price **$913,000** Sold Date **24-Apr-21**

Distance **0.12km**



414/99 Dow Street Port Melbourne VIC 3207

2 2 2

Sold Price **$980,000** Sold Date **30-Jun-21**

Distance **0.16km**

RS = Recent sale **UN** = Undisclosed Sale

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