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	412/101 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	$750,000	&	$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$735,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Feb 2022	to	31 Jan 2023	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
313/101 BAY STREET PORT MELBOURNE VIC 3207	$802,000	03-Oct-22
811/3 TARVER STREET PORT MELBOURNE VIC 3207	$760,000	03-Oct-22
911/101 BAY STREET PORT MELBOURNE VIC 3207	$850,000	19-Nov-22

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: 27 February 2023

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313/101 BAY STREET PORT MELBOURNE VIC 3207

2 2 1

Sold Price **$802,000** Sold Date **03-Oct-22**

Distance **0km**



811/3 TARVER STREET PORT MELBOURNE VIC 3207

2 2 1

Sold Price **$760,000** Sold Date **03-Oct-22**

Distance **1.86km**



911/101 BAY STREET PORT MELBOURNE VIC 3207

2 2 2

Sold Price **$850,000** Sold Date **19-Nov-22**

Distance **0km**

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

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