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	714/101 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	$560,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$750,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Aug 2023	to	31 Jul 2024	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.

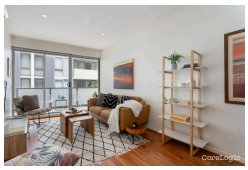
Address of comparable property	Price	Date of sale
309/54-60 NOTT STREET PORT MELBOURNE VIC 3207	$562,000	19-Jun-24
512/166 ROUSE STREET PORT MELBOURNE VIC 3207	$610,000	09-Aug-24
409/3 TARVER STREET PORT MELBOURNE VIC 3207	$585,000	11-May-24

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 August 2024

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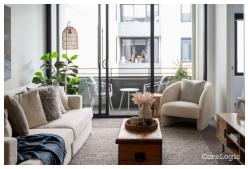


309/54-60 NOTT STREET PORT MELBOURNE VIC 3207

2 1 1

Sold Price RS **$562,000** UN Sold Date **19-Jun-24**

Distance **0.06km**



512/166 ROUSE STREET PORT MELBOURNE VIC 3207

2 1 1

Sold Price RS **$610,000** Sold Date **09-Aug-24**

Distance **0.08km**



409/3 TARVER STREET PORT MELBOURNE VIC 3207

2 1 1

Sold Price **$585,000** Sold Date **11-May-24**

Distance **1.86km**

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

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