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	801/65 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between $1,950,000 & $2,100,000

Median sale price

Median price $760,000 Property Type Unit Suburb Port Melbourne

Period - From 09/08/2021 to 08/08/2022 Source REIV

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 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
1	105 Nelson Rd SOUTH MELBOURNE 3205	$2,100,000	21/06/2022
2	5/164 Ingles St PORT MELBOURNE 3207	$1,980,000	30/05/2022
3	22/156 Beaconsfield Pde ALBERT PARK 3206	$1,940,000	29/06/2022

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 six months.~~

This Statement of Information was prepared on: 09/08/2022 10:50

RT Edgar



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,950,000 - $2,100,000
Median Unit Price
09/08/2021 - 08/08/2022: $760,000

Comparable Properties



105 Nelson Rd SOUTH MELBOURNE 3205 (VG)

3 - -

Price: $2,100,000
Method: Sale
Date: 21/06/2022
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments



5/164 Ingles St PORT MELBOURNE 3207 (REI/VG)

3 2 1

Price: $1,980,000
Method: Private Sale
Date: 30/05/2022
Property Type: Apartment

Agent Comments



22/156 Beaconsfield Pde ALBERT PARK 3206 (REI)

3 2 2

Price: $1,940,000
Method: Private Sale
Date: 29/06/2022
Property Type: Apartment

Agent Comments

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545

REIV THE DIFFERENCE | propertydata.com.au

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