

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

705/155 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$1,875,000

Median sale price

Median price

\$757,500

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/07/2023

to

30/06/2024

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 | 502/147 Beach St PORT MELBOURNE 3207 | \$1,950,000 | 31/01/2024 |
| 2 | | | |
| 3 | | | |

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:

22/07/2024 18:27



Sam Hobbs
386445500
0404 164 444
samhobbs@jelliscraig.com.au

Indicative Selling Price
\$1,875,000

Median Unit Price
Year ending June 2024: \$757,500



2 2 2

Property Type: Unit
Agent Comments

Comparable Properties



502/147 Beach St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 2 2

Price: \$1,950,000
Method: Private Sale
Date: 31/01/2024
Property Type: Apartment

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.