Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	804/101 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price $600,000

Median sale price

Median price $814,500 Property Type Unit Suburb Port Melbourne

Period - From 01/10/2021 to 31/12/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	605/101 Bay St, Port Melbourne, Vic 3207, Australia	$580,000	07/07/2021
2	704/101 Bay St PORT MELBOURNE 3207	$600,000	05/10/2021
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 07/02/2022 16:35

804/101 Bay Street, Port Melbourne Vic 3207

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$600,000
Median Unit Price
December quarter 2021: $814,500

Comparable Properties



605/101 Bay St, Port Melbourne, Vic 3207, Australia (REI)

2 1 1

Price: $580,000
Method:
Date: 07/07/2021
Property Type: Apartment

Agent Comments



704/101 Bay St PORT MELBOURNE 3207 (REI/VG)

2 1 1

Price: $600,000
Method: Private Sale
Date: 05/10/2021
Property Type: Apartment

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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