

# 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 807/127 Beach Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,100,000 & \$2,200,000

### Median sale price

Median price \$751,000 Property Type Unit Suburb Port Melbourne

Period - From 17/09/2020 to 16/09/2021 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	105/115 Beach St, Port Melbourne, Vic 3207, Australia	\$2,350,000	30/07/2021
2	808/107 Beach St PORT MELBOURNE 3207	\$2,200,000	26/06/2021
3	401/107 Beach St PORT MELBOURNE 3207	\$2,150,000	19/08/2021

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: 17/09/2021 16:11



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**Rooms:** 6  
**Property Type:** Flat  
**Agent Comments**

**Indicative Selling Price**  
\$2,100,000 - \$2,200,000  
**Median Unit Price**  
17/09/2020 - 16/09/2021: \$751,000

## Comparable Properties

**105/115 Beach St, Port Melbourne, Vic 3207, Australia (REI)**   **Agent Comments**

 3    2    2

**Price:** \$2,350,000  
**Method:**  
**Date:** 30/07/2021  
**Property Type:** Apartment



**808/107 Beach St PORT MELBOURNE 3207 (REI)**   **Agent Comments**

 3    2    2

**Price:** \$2,200,000  
**Method:** Auction Sale  
**Date:** 26/06/2021  
**Property Type:** Apartment



**401/107 Beach St PORT MELBOURNE 3207 (REI)**   **Agent Comments**

 3    2    2

**Price:** \$2,150,000  
**Method:** Private Sale  
**Date:** 19/08/2021  
**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 8644 5500 | F: 03 9645 5393