

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

201/57 Bay Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$680,000

Median sale price

Median price \$805,000

Property Type Unit

Suburb Port Melbourne

Period - From 01/07/2021

to 30/09/2021

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 18 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	207/38 Nott St PORT MELBOURNE 3207	\$725,000	11/08/2021
2	405G/93 Dow St PORT MELBOURNE 3207	\$721,000	07/08/2021
3	204/57 Bay St PORT MELBOURNE 3207	\$702,000	15/12/2020

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 18 months.~~

This Statement of Information was prepared on:

13/01/2022 13:51



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$680,000

Median Unit Price
September quarter 2021: \$805,000

Comparable Properties



207/38 Nott St PORT MELBOURNE 3207 (REI) Agent Comments

2 2 2

Price: \$725,000
Method: Private Sale
Date: 11/08/2021
Property Type: Apartment



405G/93 Dow St PORT MELBOURNE 3207 (REI) Agent Comments

2 2 1

Price: \$721,000
Method: Auction Sale
Date: 07/08/2021
Property Type: Apartment



204/57 Bay St PORT MELBOURNE 3207 (REI) Agent Comments

2 1 1

Price: \$702,000
Method: Sold Before Auction
Date: 15/12/2020
Property Type: Apartment

Account - Cayzer | P: 03 9646 0812