

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 205/89 Beach Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$819,000 Property Type Unit Suburb Port Melbourne

Period - From 01/01/2022 to 31/03/2022 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	3/110-112 Liardet St PORT MELBOURNE 3207	\$1,000,000	19/02/2022
2	301/52 Dow St PORT MELBOURNE 3207	\$970,000	02/03/2022
3	209/187 Graham St PORT MELBOURNE 3207	\$945,000	31/03/2022

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: 21/04/2022 11:45



 2
  2
  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

March quarter 2022: \$819,000

Comparable Properties



3/110-112 Liardet St PORT MELBOURNE 3207 (REI) Agent Comments

 2
  1
  -

Price: \$1,000,000

Method: Auction Sale

Date: 19/02/2022

Property Type: Unit



301/52 Dow St PORT MELBOURNE 3207 (REI) Agent Comments

 2
  2
  2

Price: \$970,000

Method: Sold Before Auction

Date: 02/03/2022

Property Type: Unit



209/187 Graham St PORT MELBOURNE 3207 (REI) Agent Comments

 2
  2
  1

Price: \$945,000

Method: Sold Before Auction

Date: 31/03/2022

Property Type: Apartment

Account - Cayzer | P: 03 9699 5999