

# 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

211G/86 Bay 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 \$630,000 & \$670,000

### Median sale price

Median price \$702,000 Property Type Unit Suburb Port Melbourne

Period - From 01/10/2020 to 31/12/2020 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	303/101 Bay St PORT MELBOURNE 3207	\$695,000	26/10/2020
2	310/101 Bay St PORT MELBOURNE 3207	\$685,000	05/08/2020
3	56/1 Graham St PORT MELBOURNE 3207	\$682,000	05/12/2020

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:

21/01/2021 10:15



 2  2  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$630,000 - \$670,000

**Median Unit Price**

December quarter 2020: \$702,000

## Comparable Properties



**303/101 Bay St PORT MELBOURNE 3207 (REI)** Agent Comments

 2  2  1

**Price:** \$695,000

**Method:** Private Sale

**Date:** 26/10/2020

**Property Type:** Apartment



**310/101 Bay St PORT MELBOURNE 3207 (REI)** Agent Comments

 2  2  1

**Price:** \$685,000

**Method:** Private Sale

**Date:** 05/08/2020

**Property Type:** Apartment



**56/1 Graham St PORT MELBOURNE 3207 (REI)** Agent Comments

 2  1  1

**Price:** \$682,000

**Method:** Auction Sale

**Date:** 05/12/2020

**Property Type:** Apartment