

## 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

308/55 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)

Single price \$1,850,000

#### Median sale price

Median price \$642,000

House

Unit

X

Suburb

Port Melbourne

Period - From 01/01/2018

to 31/03/2018

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	704/65 Beach St PORT MELBOURNE 3207	\$2,030,000	03/03/2018
2	204/55-62 Beach St PORT MELBOURNE 3207	\$1,851,000	24/03/2018
3	301/89 Beach St PORT MELBOURNE 3207	\$1,750,000	19/03/2018

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.



3 2 2

**Property Type:** Apartment  
**Agent Comments**  
 1 x Storage Cage

**Indicative Selling Price**  
 \$1,850,000  
**Median Unit Price**  
 March quarter 2018: \$642,000

## Comparable Properties



**704/65 Beach St PORT MELBOURNE 3207 (REI)**

Agent Comments

2 2 1

**Price:** \$2,030,000  
**Method:** Auction Sale  
**Date:** 03/03/2018  
**Rooms:** -  
**Property Type:** Apartment



**204/55-62 Beach St PORT MELBOURNE 3207 (REI)**

Agent Comments

2 2 1

**Price:** \$1,851,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** -  
**Property Type:** Apartment



**301/89 Beach St PORT MELBOURNE 3207 (REI)**

Agent Comments

3 2 2

**Price:** \$1,750,000  
**Method:** Sold Before Auction  
**Date:** 19/03/2018  
**Rooms:** 6  
**Property Type:** Apartment