



3   2   2

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median House Price**  
March quarter 2017: \$1,735,000

## Comparable Properties



**10/130 Princes St PORT MELBOURNE 3207 (REI)**   **Agent Comments**

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**Price:** \$1,510,000  
**Method:** Auction Sale  
**Date:** 18/03/2017  
**Rooms:** 7  
**Property Type:** Townhouse (Res)



**605/216 Rouse St PORT MELBOURNE 3207 (REI)**   **Agent Comments**

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**Price:** \$1,450,000  
**Method:** Private Sale  
**Date:** 22/02/2017  
**Rooms:** 5  
**Property Type:** Apartment



**28/39 Esplanade East PORT MELBOURNE 3207 (REI/VG)**   **Agent Comments**

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**Price:** \$1,380,000  
**Method:** Auction Sale  
**Date:** 03/12/2016  
**Rooms:** 6  
**Property Type:** Apartment

## 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 6/156 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 \$1,500,000 & \$1,650,000

#### Median sale price

Median price \$1,735,000

House X

Suburb Port Melbourne

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
10/130 Princes St PORT MELBOURNE 3207	\$1,510,000	18/03/2017
605/216 Rouse St PORT MELBOURNE 3207	\$1,450,000	22/02/2017
28/39 Esplanade East PORT MELBOURNE 3207	\$1,380,000	03/12/2016