

## 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 7/156 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 \$1,200,000 & \$1,300,000

#### Median sale price

Median price \$785,000 House Unit X Suburb Port Melbourne

Period - From 01/10/2017 to 31/12/2017 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	416/99 Dow St PORT MELBOURNE 3207	\$1,320,000	19/03/2018
2	603/126 Rouse St PORT MELBOURNE 3207	\$1,246,000	24/03/2018
3	20/33 Princes St PORT MELBOURNE 3207	\$1,110,000	17/03/2018

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.



2   
 1   
 1

**Rooms:**  
**Property Type:** Apartment  
**Land Size:** 142 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median Unit Price**  
 December quarter 2017: \$785,000

## Comparable Properties



416/99 Dow St PORT MELBOURNE 3207 (REI) [Agent Comments](#)

2   
 2   
 2

**Price:** \$1,320,000  
**Method:** Sold Before Auction  
**Date:** 19/03/2018  
**Rooms:** -  
**Property Type:** Apartment



603/126 Rouse St PORT MELBOURNE 3207 (REI) [Agent Comments](#)

2   
 2   
 1

**Price:** \$1,246,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** 4  
**Property Type:** Apartment



20/33 Princes St PORT MELBOURNE 3207 (REI) [Agent Comments](#)

3   
 2   
 2

**Price:** \$1,110,000  
**Method:** Auction Sale  
**Date:** 17/03/2018  
**Rooms:** -  
**Property Type:** Apartment