



STATEMENT OF INFORMATION

UNIT OFFERED FOR SALE

Pier 103 Waterfront Residences – 103 Beach Street, Port Melbourne VIC 3207

INDICATIVE SELLING PRICE

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

Unit Type		Lower Price		Higher Price
2 Bedroom Apartment	Range	\$2,000,000	to	\$2,850,000
2 Bed + Study Apartment	Range	\$2,600,000	to	\$2,900,000
3 Bedroom Apartment	Range	\$3,300,000	to	\$4,300,000
3 Bed + Study Apartment	Range	\$4,750,000	to	\$6,000,000

SUBURB MEDIAN SALE PRICE

Median Price: \$805,000

Suburb: Port Melbourne

Period: September Quarter 2021

Source: REIV

COMPARABLE PROPERTY SALES

Luxcon Group Pty Ltd and agent Danielle Ashworth reasonably believe that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

