

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

17/8 Graham Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$700,000 & \$730,000

Median sale price

Median price \$703,500 Property Type Unit Suburb Port Melbourne

Period - From 01/01/2020 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	104/63-69 Rouse St PORT MELBOURNE 3207	\$760,000	13/01/2021
2	209/55 Bay St PORT MELBOURNE 3207	\$735,000	04/12/2020
3	16/3 Seisman PI PORT MELBOURNE 3207	\$725,000	06/02/2021

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:

18/02/2021 10:19

17/8 Graham Street, Port Melbourne Vic 3207



2 1 2

Property Type: Apartment

Agent Comments

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Indicative Selling Price

\$700,000 - \$730,000

Median Unit Price

Year ending December 2020: \$703,500

Comparable Properties

104/63-69 Rouse St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 1

Price: \$760,000

Method: Sold Before Auction

Date: 13/01/2021

Property Type: Apartment



209/55 Bay St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 1 1

Price: \$735,000

Method: Sold Before Auction

Date: 04/12/2020

Property Type: Apartment



16/3 Seisman PI PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 1

Price: \$725,000

Method: Auction Sale

Date: 06/02/2021

Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311