# 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 betweer	\$700,000		&		\$730,000				
Median sale p	rice								
Median price	\$703,500	Pro	operty Type	Unit			Suburb	Port Melbourne	
Period - From	01/01/2020	to	31/12/2020		So	urce	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.

Ade	dress 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





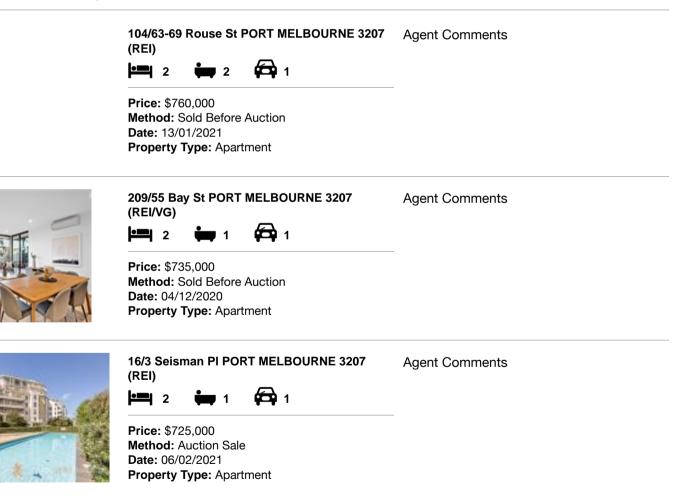


**Property Type:** Apartment Agent Comments

Jon Kett 03 9646 4444 0415 853 564 jkett@chisholmgamon.com.au

Indicative Selling Price \$700,000 - \$730,000 Median Unit Price Year ending December 2020: \$703,500

# **Comparable Properties**



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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.