

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

104/187 Graham Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$630,000

&

\$660,000

Median sale price

Median price \$718,000

House

Unit

X

Suburb

Port Melbourne

Period - From 01/01/2017

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	313/216 Rouse St PORT MELBOURNE 3207	\$685,000	16/09/2017
2	103/77 Nott St PORT MELBOURNE 3207	\$650,000	10/10/2017
3	501/52 Nott St PORT MELBOURNE 3207	\$635,000	04/12/2017

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.

104/187 Graham Street, Port Melbourne Vic 3207

Tracey Wilson

03 9646 4444

0457 744 151

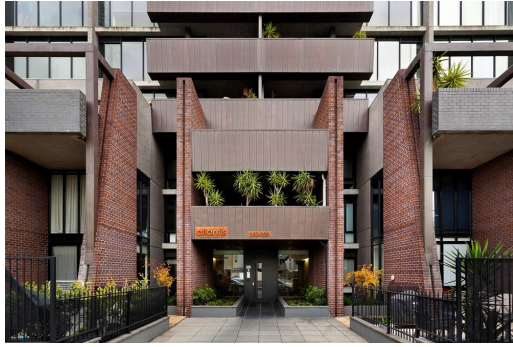
twilson@chisholmgamon.com.au

Indicative Selling Price

\$630,000 - \$660,000

Median Unit Price

Year ending December 2017: \$718,000



2 1 1

Rooms:

Property Type: apartment

Agent Comments

Comparable Properties



313/216 Rouse St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 2 1

Price: \$685,000

Method: Auction Sale

Date: 16/09/2017

Rooms: 4

Property Type: Unit



103/77 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 1

Price: \$650,000

Method: Sold Before Auction

Date: 10/10/2017

Rooms: -

Property Type: Apartment



501/52 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 1

Price: \$635,000

Method: Sold Before Auction

Date: 04/12/2017

Rooms: -

Property Type: Apartment