

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

53/3 Seisman Place, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$560,000

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	1/286 Rouse St PORT MELBOURNE 3207	\$615,000	12/12/2020
2	61/1 Graham St PORT MELBOURNE 3207	\$610,000	27/10/2020
3	1/103 Liardet St PORT MELBOURNE 3207	\$520,000	28/11/2020

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:

20/02/2021 15:18

53/3 Seisman Place, Port Melbourne Vic 3207

Jon Kett
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1 bed 1 bath 1 car

Property Type: Unit
Agent Comments

Indicative Selling Price
\$560,000
Median Unit Price
Year ending December 2020: \$703,500

Comparable Properties

1/286 Rouse St PORT MELBOURNE 3207 (REI) **Agent Comments**

1 bed 1 bath 1 car

Price: \$615,000
Method: Auction Sale
Date: 12/12/2020
Property Type: Apartment



61/1 Graham St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

1 bed 1 bath 1 car

Price: \$610,000
Method: Auction Sale
Date: 27/10/2020
Property Type: Apartment



1/103 Liardet St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

1 bed 1 bath 1 car

Price: \$520,000
Method: Auction Sale
Date: 28/11/2020
Property Type: Apartment

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