

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 g09/187 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 & \$740,000

Median sale price

Median price \$806,000 Property Type Unit Suburb Port Melbourne

Period - From 01/10/2021 to 30/09/2022 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	120/232-242 Rouse St PORT MELBOURNE 3207	\$740,000	05/08/2022
2	201/166 Rouse St PORT MELBOURNE 3207	\$740,000	25/08/2022
3	203/455 Graham St PORT MELBOURNE 3207	\$780,000	03/08/2022

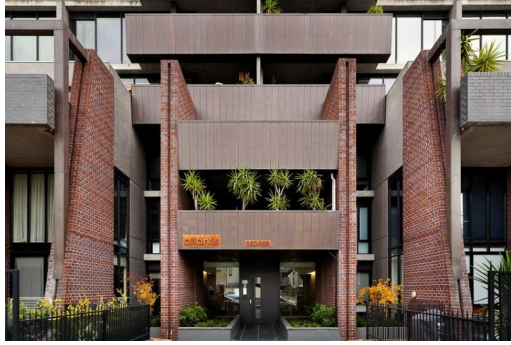
OR

~~**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: 08/11/2022 13:11

g09/187 Graham Street, Port Melbourne Vic 3207

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$700,000 - \$740,000

Median Unit Price

Year ending September 2022: \$806,000

Comparable Properties



120/232-242 Rouse St PORT MELBOURNE
3207 (REI)

Agent Comments

2 2 1

Price: \$740,000

Method: Private Sale

Date: 05/08/2022

Property Type: Apartment



201/166 Rouse St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

2 1 -

Price: \$740,000

Method: Private Sale

Date: 25/08/2022

Property Type: Apartment



203/455 Graham St PORT MELBOURNE 3207
(REI)

Agent Comments

2 2 1

Price: \$780,000

Method: Private Sale

Date: 03/08/2022

Property Type: Unit

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



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