### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

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Address	3/53 Johnston Street, Port Melbourne Vic 3207
Including suburb and	

postcode

#### Indicative selling price

Property offered for sale

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

Range between \$850,000 \$900,000 &

### Median sale price

Median price	\$827,500	Pro	perty Type U	nit		Suburb	Port Melbourne
Period - From	01/10/2023	to	31/12/2023	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	607E/126 Rouse St PORT MELBOURNE 3207	\$860,000	28/10/2023
2	305C/142 Rouse St PORT MELBOURNE 3207	\$880,000	15/09/2023
3			

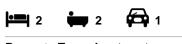
#### OR

В\* 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:	05/02/2024 11:01







**Property Type:** Apartment Agent Comments

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

Indicative Selling Price \$850,000 - \$900,000 Median Unit Price December quarter 2023: \$827,500

## Comparable Properties



607E/126 Rouse St PORT MELBOURNE 3207 (REI/VG)

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**Price:** \$860,000 **Method:** Auction Sale **Date:** 28/10/2023

Property Type: Apartment

Agent Comments

Agent Comments



305C/142 Rouse St PORT MELBOURNE 3207

(REI/VG)

**-**2

2 - 1

**6** 1

Price: \$880,000

Method: Sold Before Auction

Date: 15/09/2023

Property Type: Apartment

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.

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



