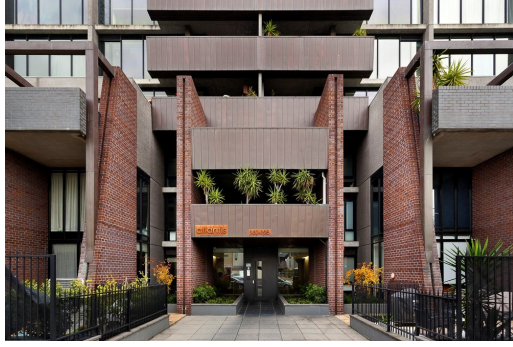


303/187 Graham Street, Port Melbourne Vic 3207

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



2 2 1

**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Land Size:** 115+17 sqm  
**Agent Comments**  
Additional Visitor Parking in Basement

**Indicative Selling Price**  
\$695,000 - \$750,000  
**Median Unit Price**  
Year ending March 2017: \$655,000

## Comparable Properties



**408/108 Bay St PORT MELBOURNE 3207 (REI/VG)**

[Agent Comments](#)

2 1 2

**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 21/12/2016  
**Rooms:** 4  
**Property Type:** Apartment



**205/88 Dow St PORT MELBOURNE 3207 (REI)**

[Agent Comments](#)

2 1 1

**Price:** \$730,000  
**Method:** Sold Before Auction  
**Date:** 19/04/2017  
**Rooms:** -  
**Property Type:** Apartment



**5/6 Graham St PORT MELBOURNE 3207 (REI/VG)**

[Agent Comments](#)

2 1 2

**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 02/02/2017  
**Rooms:** -  
**Property Type:** Apartment

## 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

303/187 Graham Street, Port Melbourne Vic 3207

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$695,000

&

\$750,000

#### Median sale price

Median price \$655,000

Unit X

Suburb Port Melbourne

Period - From 01/04/2016 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|------------------------------------|-----------|--------------|
| 408/108 Bay St PORT MELBOURNE 3207 | \$760,000 | 21/12/2016   |
| 205/88 Dow St PORT MELBOURNE 3207  | \$730,000 | 19/04/2017   |
| 5/6 Graham St PORT MELBOURNE 3207  | \$730,000 | 02/02/2017   |