

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

2/196 Graham Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$1,900,000

Median sale price

Median price

\$1,880,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/01/2022

to

31/03/2022

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	164 Dow St PORT MELBOURNE 3207	\$2,050,000	24/03/2022
2	321 Nott St PORT MELBOURNE 3207	\$2,036,000	11/12/2021
3	57 Esplanade West PORT MELBOURNE 3207	\$1,930,000	28/10/2021

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:

16/04/2022 08:58

2/196 Graham Street, Port Melbourne Vic 3207

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3 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,900,000

Median House Price
March quarter 2022: \$1,880,000

Comparable Properties



164 Dow St PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 1

Price: \$2,050,000
Method: Private Sale
Date: 24/03/2022
Property Type: House (Res)



321 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 -

Price: \$2,036,000
Method: Auction Sale
Date: 11/12/2021
Property Type: House (Res)
Land Size: 146 sqm approx



57 Esplanade West PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 1

Price: \$1,930,000
Method: Auction Sale
Date: 28/10/2021
Property Type: House (Res)
Land Size: 151 sqm approx

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



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