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

3/8 Graham Street, Port Melbourne Vic 3207

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au/ | underquot | ting | | |
|-----------------|-------------------|------|--------------|--------|-----------|------|--------|----------------|
| Range betwee | \$800,000 | | & | | \$850,000 | C | | |
| Median sale p | rice | | | | | | | |
| Median price | \$870,000 | Pro | operty Type | Unit | | | Suburb | Port Melbourne |
| Period - From | 01/04/2022 | to | 30/06/2022 | 2 | So | urce | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|---------------------------------------|-----------|--------------|
| 1 | 19/6 Graham St PORT MELBOURNE 3207 | \$850,000 | 04/04/2022 |
| 2 | 6/6 Graham St PORT MELBOURNE 3207 | \$850,000 | 19/03/2022 |
| 3 | 103/187 Graham St PORT MELBOURNE 3207 | \$819,000 | 12/03/2022 |

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:

02/09/2022 10:51









Rooms: 3 Property Type: Flat/Unit/Apartment (Res) Land Size: 80 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$850,000 Median Unit Price June quarter 2022: \$870,000

Comparable Properties



(REI) 2 2 2 2 2

19/6 Graham St PORT MELBOURNE 3207

Price: \$850,000 Method: Private Sale Date: 04/04/2022 Property Type: Apartment



6/6 Graham St PORT MELBOURNE 3207 (REI) Agent Comments

Agent Comments



Price: \$850,000 Method: Auction Sale Date: 19/03/2022 Property Type: Apartment

103/187 Graham St PORT MELBOURNE 3207 Agent Comments (REI)

Price: \$819,000 Method: Auction Sale Date: 12/03/2022 Property Type: Apartment

Account - Cayzer | P: 03 9646 0812

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