### 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

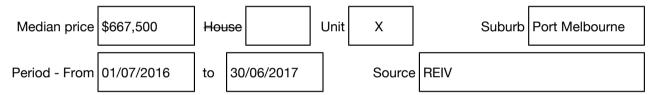
407/55 Beach Street, Port Melbourne Vic 3207

#### Indicative selling price

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

Single price \$1,175,000

#### Median sale price



#### 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	G04/187-195 Graham St PORT MELBOURNE 3207	\$1,120,000	22/04/2017
2	108/40 Beach St PORT MELBOURNE 3207	\$1,110,000	29/04/2017
3	T01/159 Beach St PORT MELBOURNE 3207	\$1,055,000	17/06/2017

#### 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.

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

propertydata

#### Generated: 02/08/2017 14:43

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: Apartment Agent Comments Jon Kett 03 9646 4444 0415 853 564 jkett@chisholmgamon.com.au

Indicative Selling Price \$1,175,000 Median Unit Price Year ending June 2017: \$667,500

## **Comparable Properties**



G04/187-195 Graham St PORT MELBOURNE Agent Comments 3207 (REI)





Price: \$1,120,000 Method: Auction Sale Date: 22/04/2017 Rooms: 5 Property Type: Apartment

108/40 Beach St PORT MELBOURNE 3207 Agent Comments (REI)



Price: \$1,110,000 Method: Auction Sale Date: 29/04/2017 Rooms: -Property Type: Apartment



T01/159 Beach St PORT MELBOURNE 3207 Agent Comments (REI)

Price: \$1,055,000 Method: Auction Sale Date: 17/06/2017 Rooms: 3 Property Type: Apartment

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

#### Generated: 02/08/2017 14:43

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



