

## 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

27/3 Seisman Place, 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 \$550,000

&

\$590,000

#### Median sale price

Median price \$710,000

House

Unit

X

Suburb Port Melbourne

Period - From 01/10/2016

to 30/09/2017

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	84/1 Graham St PORT MELBOURNE 3207	\$620,000	17/06/2017
2	14/1 Graham St PORT MELBOURNE 3207	\$585,000	28/10/2017
3	58/3 Seisman PI PORT MELBOURNE 3207	\$571,000	28/10/2017

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.~~

27/3 Seisman Place, Port Melbourne Vic 3207

Jon Kett  
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**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$590,000  
**Median Unit Price**  
Year ending September 2017: \$710,000

## Comparable Properties



**84/1 Graham St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

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**Price:** \$620,000  
**Method:** Auction Sale  
**Date:** 17/06/2017  
**Rooms:** 2  
**Property Type:** Apartment



**14/1 Graham St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

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**Price:** \$585,000  
**Method:** Auction Sale  
**Date:** 28/10/2017  
**Rooms:** 2  
**Property Type:** Apartment



**58/3 Seisman PI PORT MELBOURNE 3207 (REI)**

**Agent Comments**

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**Price:** \$571,000  
**Method:** Auction Sale  
**Date:** 28/10/2017  
**Rooms:** -  
**Property Type:** Apartment