

# 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

16/33 Johnston Street, Port Melbourne Vic 3207
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### Indicative selling price

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

Single price

\$569,000
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### Median sale price

Median price

\$753,500
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Property Type

Unit
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Suburb

Port Melbourne
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Period - From

01/04/2024
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to

30/06/2024
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Source

REIV
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### 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	309/54 Nott St PORT MELBOURNE 3207	\$562,000	19/06/2024
2	6/33 Johnston St PORT MELBOURNE 3207	\$620,000	01/06/2024
3	G2/99 Nott St PORT MELBOURNE 3207	\$590,000	29/02/2024

**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:

08/08/2024 15:44
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16/33 Johnston Street, Port Melbourne Vic 3207

Tony Gaudry  
03 9646 4444  
0417 169 560  
tgaudry@chisholmgamon.com.au



 2  1  1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$569,000  
**Median Unit Price**  
June quarter 2024: \$753,500

## Comparable Properties



**309/54 Nott St PORT MELBOURNE 3207 (REI)** **Agent Comments**

 2  1  1

**Price:** \$562,000  
**Method:** Private Sale  
**Date:** 19/06/2024  
**Property Type:** Unit



**6/33 Johnston St PORT MELBOURNE 3207 (REI/VG)** **Agent Comments**

 2  1  1

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 01/06/2024  
**Property Type:** Apartment



**G2/99 Nott St PORT MELBOURNE 3207 (REI)** **Agent Comments**

 2  1  1

**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 29/02/2024  
**Property Type:** Apartment

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



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