

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

7/19 Boundary Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$520,000 & \$550,000

Median sale price

Median price \$753,500 Property Type Unit Suburb Port Melbourne

Period - From 01/04/2019 to 31/03/2020 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	89/1 Graham St PORT MELBOURNE 3207	\$550,000	01/05/2020
2	1210/65 Coventry St SOUTHBANK 3006	\$530,000	29/04/2020
3	807/620 Collins St MELBOURNE 3000	\$500,000	07/05/2020

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.~~

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7/19 Boundary Street, Port Melbourne Vic 3207

Jon Kett
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1 bed 1 bath 1 car

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$520,000 - \$550,000
Median Unit Price
Year ending March 2020: \$753,500

Comparable Properties



89/1 Graham St PORT MELBOURNE 3207 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$550,000
Method: Private Sale
Date: 01/05/2020
Property Type: Apartment



1210/65 Coventry St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 bed 2 bath 1 car

Price: \$530,000
Method: Private Sale
Date: 29/04/2020
Property Type: Apartment



807/620 Collins St MELBOURNE 3000 (REI/VG) **Agent Comments**

2 bed 1 bath 1 car

Price: \$500,000
Method: Private Sale
Date: 07/05/2020
Property Type: Apartment

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



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.