Date of sale

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

**Price** 

#### Property offered for sale

| Address              | 8/8 Graham Street, Port Melbourne Vic 3207 |
|----------------------|--|
| Including suburb and |  |
| postcode             |  |
|                      |  |
|                      |  |

#### Indicative selling price

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

| Range between | \$600,000 | & | \$650,000 |
|---------------|-----------|---|-----------|
|               |           |   |           |

#### Median sale price

| Median price  | \$765,000  | Hou | ıse        | Unit | х      | Suburb | Port Melbourne |
|---------------|------------|-----|------------|------|--------|--------|----------------|
| Period - From | 01/04/2018 | to  | 31/03/2019 |      | 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 con | nparable property |
|----------------|-------------------|
|----------------|-------------------|

| 1 | 409/19 Pickles St PORT MELBOURNE 3207 | \$670,000 | 17/04/2019 |
|---|---------------------------------------|-----------|------------|
| 2 | 312/1 Danks St PORT MELBOURNE 3207    | \$650,000 | 13/04/2019 |
| 3 | 304/99 Nott St PORT MELBOURNE 3207    | \$630,000 | 18/03/2019 |

#### 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.







Property Type: Apartment Agent Comments

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**Indicative Selling Price** \$600,000 - \$650,000 **Median Unit Price** Year ending March 2019: \$765,000

## Comparable Properties



409/19 Pickles St PORT MELBOURNE 3207 (REI/VG)

**-**2

Price: \$670,000 Method: Private Sale Date: 17/04/2019 Rooms: 3

Property Type: Apartment

**Agent Comments** 



312/1 Danks St PORT MELBOURNE 3207 (REI) Agent Comments

**\_\_\_** 2

Price: \$650,000 Method: Auction Sale Date: 13/04/2019

Rooms: -

Property Type: Apartment



304/99 Nott St PORT MELBOURNE 3207

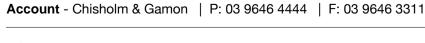
(REI/VG)

**-**2

Price: \$630,000 Method: Private Sale Date: 18/03/2019 Rooms: 3

Property Type: Apartment

**Agent Comments** 





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