

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 8/8 Graham Street, Port Melbourne Vic 3207

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 House Unit X 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 comparable property	Price	Date of sale
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.

8/8 Graham Street, Port Melbourne Vic 3207

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Rooms:
Property Type: Apartment
Agent Comments

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)

Agent Comments

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



312/1 Danks St PORT MELBOURNE 3207 (REI)

Agent Comments

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Price: \$650,000
Method: Auction Sale
Date: 13/04/2019
Rooms: -
Property Type: Apartment



304/99 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

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