

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

28/33 Johnston Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$430,000

Median sale price

Median price \$715,000

House

Unit

X

Suburb

Port Melbourne

Period - From 01/07/2017

to

30/06/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

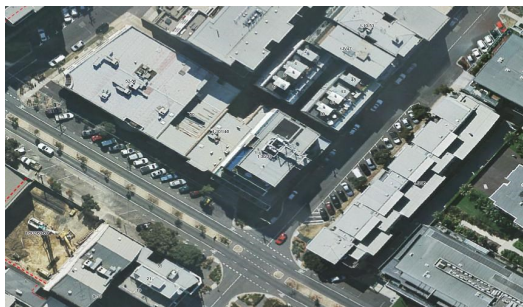
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	207/57 Bay St PORT MELBOURNE 3207	\$450,000	15/09/2018
2	35/174 Esplanade East PORT MELBOURNE 3207	\$440,000	20/08/2018
3	405/99 Dow St PORT MELBOURNE 3207	\$425,800	01/08/2018

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.

28/33 Johnston Street, Port Melbourne Vic 3207



 1  1  1

Rooms:
Property Type: apartment
Agent Comments

Indicative Selling Price

\$430,000

Median Unit Price

Year ending June 2018: \$715,000

Comparable Properties



207/57 Bay St PORT MELBOURNE 3207 (REI)

Agent Comments

 1  1  1

Price: \$450,000

Method: Private Sale

Date: 15/09/2018

Rooms: 2

Property Type: Apartment



35/174 Esplanade East PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 1  1  1

Price: \$440,000

Method: Private Sale

Date: 20/08/2018

Rooms: -

Property Type: Apartment

405/99 Dow St PORT MELBOURNE 3207 (VG)

Agent Comments

 1  -  -

Price: \$425,800

Method: Sale

Date: 01/08/2018

Rooms: -

Property Type: Strata Unit/Flat