

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

27/3 Seisman Place, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$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	33 Emerald Hill PI SOUTH MELBOURNE 3205	\$650,000	15/03/2019
3	202D/134 Rouse St PORT MELBOURNE 3207	\$632,500	07/05/2019

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.

27/3 Seisman Place, Port Melbourne Vic 3207

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1 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$650,000

Median Unit Price
Year ending March 2019: \$765,000

Comparable Properties



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

Agent Comments

2 1 1

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



33 Emerald Hill Pl SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

1 1 -

Price: \$650,000
Method: Private Sale
Date: 15/03/2019
Rooms: 4
Property Type: Apartment
Land Size: 332 sqm approx



202D/134 Rouse St PORT MELBOURNE 3207 (REI)

Agent Comments

1 1 1

Price: \$632,500
Method: Private Sale
Date: 07/05/2019
Rooms: -
Property Type: Apartment