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

105/187 Graham Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$650,000	&	\$670,000				
Median sale price							
Median price	\$725,000	House	Unit X	Suburb Port Melbourne			
Period - From	01/04/2017	to 31/03/2018	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.

Ado	dress of comparable property	Price	Date of sale
1	5/33 Johnston St PORT MELBOURNE 3207	\$691,000	03/03/2018
2	1/15 Liardet St PORT MELBOURNE 3207	\$683,000	17/03/2018
3	104/187 Graham St PORT MELBOURNE 3207	\$650,000	24/03/2018

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.

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

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The information contained herein is to be used as a guide only. Although every care has been taken



propertydata

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.





Rooms: Property Type: Strata Unit/Flat Agent Comments Jon Kett 03 9646 4444 0415 853 564 jkett@chisholmgamon.com.au

Indicative Selling Price \$650,000 - \$670,000 Median Unit Price Year ending March 2018: \$725,000

Comparable Properties



5/33 Johnston St PORT MELBOURNE 3207 Age (REI/VG)



Price: \$691,000 Method: Auction Sale Date: 03/03/2018 Rooms: -Property Type: Apartment Agent Comments

Agent Comments



1/15 Liardet St PORT MELBOURNE 3207 (REI/VG)

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Price: \$683,000 Method: Auction Sale Date: 17/03/2018 Rooms: 3 Property Type: Apartment Land Size: 21717 sqm approx



104/187 Graham St PORT MELBOURNE 3207 Agent Comments (REI)

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Price: \$650,000 Method: Auction Sale Date: 24/03/2018 Rooms: 3 Property Type: Apartment

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