

## 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

105/187 Graham Street, Port Melbourne Vic 3207

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000

&amp;

\$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.

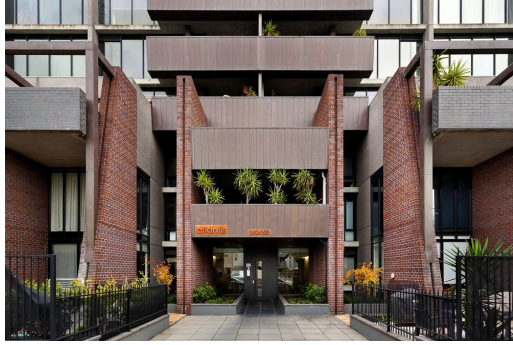
	Address of comparable property	Price	Date of sale
1	5/33 Johnston St PORT MELBOURNE 3207	\$691,000	03/03/2018
2	1/15 Liardet St PORT MELBOURNE 3207	\$683,000	17/03/2018
3	104/187 Graham St PORT MELBOURNE 3207	\$650,000	24/03/2018

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.

105/187 Graham Street, Port Melbourne Vic 3207

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2 1 1

**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**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 (REI/VG)**

**Agent Comments**

2 1 1

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



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

**Agent Comments**

2 1 1

**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 (REI)**

**Agent Comments**

2 1 1

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