

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

37/4 Seisman Place, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$785,000

Median sale price

Median price

\$748,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

09/01/2023

to

08/01/2024

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	1/3 Liardet St PORT MELBOURNE 3207	\$762,500	07/10/2023
2	8/81 Pickles St PORT MELBOURNE 3207	\$830,000	16/11/2023
3	31/39 Esplanade East PORT MELBOURNE 3207	\$758,000	19/10/2023

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.~~

This Statement of Information was prepared on:

09/01/2024 11:09



 2
  1
  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$785,000

Median Unit Price

09/01/2023 - 08/01/2024: \$748,000

Comparable Properties

1/3 Liardet St PORT MELBOURNE 3207 (REI) Agent Comments

 2
  1
  1

Price: \$762,500

Method:

Date: 07/10/2023

Property Type: Apartment



8/81 Pickles St PORT MELBOURNE 3207 (REI/VG) Agent Comments

 2
  2
  2

Price: \$830,000

Method: Sold Before Auction

Date: 16/11/2023

Property Type: Apartment



31/39 Esplanade East PORT MELBOURNE 3207 (REI) Agent Comments

 2
  1
  1

Price: \$758,000

Method: Private Sale

Date: 19/10/2023

Property Type: Apartment

Account - Cayzer | P: 03 9699 5999