

## 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

19/1 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 \$790,000

&amp;

\$830,000

## Median sale price

Median price \$785,000

House

Unit

X

Suburb

Port Melbourne

Period - From 01/10/2017

to

31/12/2017

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	15/6 Graham St PORT MELBOURNE 3207	\$880,000	23/10/2017
2	29/3 Seisman PI PORT MELBOURNE 3207	\$875,000	24/03/2018
3	31/6 Graham St PORT MELBOURNE 3207	\$785,000	06/11/2017

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.

19/1 Graham Street, Port Melbourne Vic 3207

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2 1 1

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

**Indicative Selling Price**  
\$790,000 - \$830,000  
**Median Unit Price**  
December quarter 2017: \$785,000

Art Deco inspired Portside Living... Set within the highly regarded Becton built, Portside development, this elevated first floor apartment could be your perfect bayside base, offering generous proportions, upon entering you will be welcomed with an abundance of natural light, U-shaped kitchen with gas cooktop, drawer dishwasher and an abundance of storage. Onward flows an expansive open-plan living space with lush green tree-top vista leading to a huge private terrace. Leading off the living area is an oversized Master bedroom with BIR and a second bedroom with BIR. Well-appointed central bathroom with bath/shower and conveniently concealed laundry. Additional features include intercom, air-conditioning, panel heating, ceiling fans and a secure car space. Superbly positioned between Albert Park Village and Bay Street, this premier location places every Port Melbourne amenity within a short walk, just a stone's throw from Gasworks Park and the Beach. Portside residents also gain exclusive access to resort-like facilities such as full swimming pool, sauna, and gym. Don't miss out on an opportunity to secure yourself a slice of Portside!

## Comparable Properties



**15/6 Graham St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

2 2 2

**Price:** \$880,000  
**Method:** Sold Before Auction  
**Date:** 23/10/2017  
**Rooms:** -  
**Property Type:** Apartment



**29/3 Seisman PI PORT MELBOURNE 3207 (REI)**

**Agent Comments**

2 1 2

**Price:** \$875,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** -  
**Property Type:** Apartment



**31/6 Graham St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$785,000  
**Method:** Sold Before Auction  
**Date:** 06/11/2017  
**Rooms:** -  
**Property Type:** Apartment