

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

11/4 Seisman Place, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$865,000

Property Type

Unit

Suburb

Port Melbourne

Period - From

01/01/2021

to

31/03/2021

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	37/85 Rouse St PORT MELBOURNE 3207	\$1,100,000	26/05/2021
2	62/195 Beaconsfield Pde MIDDLE PARK 3206	\$1,214,000	15/05/2021
3	609/108 Bay St PORT MELBOURNE 3207	\$1,150,000	09/04/2021

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:

26/06/2021 14:11

11/4 Seisman Place, Port Melbourne Vic 3207

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 2  2  2

Property Type: Strata Unit/Flat

Agent Comments

carpark storage

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

March quarter 2021: \$865,000

Comparable Properties



37/85 Rouse St PORT MELBOURNE 3207 (REI) Agent Comments

 2  2  1

Price: \$1,100,000

Method: Private Sale

Date: 26/05/2021

Property Type: Apartment



62/195 Beaconsfield Pde MIDDLE PARK 3206 (REI) Agent Comments

 2  2  1

Price: \$1,214,000

Method: Auction Sale

Date: 15/05/2021

Property Type: Apartment



609/108 Bay St PORT MELBOURNE 3207 (VG) Agent Comments

 2  -  -

Price: \$1,150,000

Method: Sale

Date: 09/04/2021

Property Type: Subdivided Flat - Single OYO Flat

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