

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

89/1 Graham Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$540,000 & \$560,000

Median sale price

Median price \$750,000 Property Type Unit Suburb Port Melbourne

Period - From 02/04/2019 to 01/04/2020 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	101/25 Pickles St PORT MELBOURNE 3207	\$560,000	11/12/2019
2	309/2 Rouse St PORT MELBOURNE 3207	\$550,000	25/11/2019
3	104/38 Nott St PORT MELBOURNE 3207	\$545,000	25/11/2019

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:

02/04/2020 11:35



Rooms: 3

Property Type: Apartment

Land Size: 51 sqm approx

Agent Comments

Comparable Properties



101/25 Pickles St PORT MELBOURNE 3207 (VG)

Agent Comments



Price: \$560,000

Method: Sale

Date: 11/12/2019

Property Type: Strata Unit/Flat



309/2 Rouse St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 25/11/2019

Rooms: 2

Property Type: Apartment

104/38 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$545,000

Method: Private Sale

Date: 25/11/2019

Property Type: Apartment