

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

33/6 Graham Street Port Melbourne VIC 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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 6 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

13/3 Seisman Place Port Melbourne VIC 3207	\$640,000	13-Nov-21
9/2 Seisman Place Port Melbourne VIC 3207	\$620,000	19-Nov-21
11/1 Graham Street Port Melbourne VIC 3207	\$630,000	27-Nov-21

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 6 months.~~

This Statement of Information was prepared on: 23 February 2022



**13/3 Seisman Place Port Melbourne
VIC 3207**

Sold Price

\$640,000

Sold Date

13-Nov-21

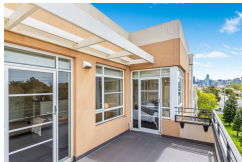
1

1

1

Distance

-



**9/2 Seisman Place Port Melbourne
VIC 3207**

Sold Price

\$620,000

Sold Date

19-Nov-21

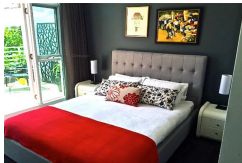
1

1

1

Distance

-



**11/1 Graham Street Port Melbourne
VIC 3207**

Sold Price

\$630,000

Sold Date

27-Nov-21

1

1

1

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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