

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

8/33 Johnston 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 \$400,000 & \$440,000

### Median sale price

Median price \$703,500 Property Type Unit Suburb Port Melbourne

Period - From 01/01/2020 to 31/12/2020 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	209/91 Dow St PORT MELBOURNE 3207	\$440,000	30/11/2020
2	5/176 Liardet St PORT MELBOURNE 3207	\$426,000	06/03/2021
3			

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on: 06/04/2021 13:53

8/33 Johnston Street, Port Melbourne Vic 3207

**Jellis  
Craig**

James Cherry  
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**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

Year ending December 2020: \$703,500



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**209/91 Dow St PORT MELBOURNE 3207  
(REI/VG)**

Agent Comments



**Price:** \$440,000

**Method:** Private Sale

**Date:** 30/11/2020

**Property Type:** Apartment



**5/176 Liardet St PORT MELBOURNE 3207  
(REI)**

Agent Comments



**Price:** \$426,000

**Method:** Auction Sale

**Date:** 06/03/2021

**Property Type:** Apartment

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

**Account** - Jellis Craig | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.