

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

61/1 Graham Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$620,000

Median sale price

Median price \$733,500

Property Type Unit

Suburb Port Melbourne

Period - From 01/10/2019

to 30/09/2020

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 | 203/65 Beach St PORT MELBOURNE 3207 | \$610,000 | 15/07/2020 |
| 2 | 3/9 Liardet St PORT MELBOURNE 3207 | \$590,000 | 06/07/2020 |
| 3 | 4/7 Liardet St PORT MELBOURNE 3207 | \$580,000 | 20/08/2020 |

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:

19/10/2020 10:55

61/1 Graham Street, Port Melbourne Vic 3207



1 1 1

Property Type: Apartment

Agent Comments

Jon Kett
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Indicative Selling Price

\$620,000

Median Unit Price

Year ending September 2020: \$733,500

Comparable Properties



203/65 Beach St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

1 1 -

Price: \$610,000

Method: Private Sale

Date: 15/07/2020

Property Type: Apartment



3/9 Liardet St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

1 1 1

Price: \$590,000

Method: Private Sale

Date: 06/07/2020

Property Type: Apartment



4/7 Liardet St PORT MELBOURNE 3207 (REI)

Agent Comments

- - -

Price: \$580,000

Method: Private Sale

Date: 20/08/2020

Property Type: Apartment

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



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.