

## 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

4/1 Seisman Place, 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 \$700,000

&amp;

\$750,000

**Median sale price**

Median price \$782,500

House

Unit

X

Suburb

Port Melbourne

Period - From 01/07/2018

to

30/06/2019

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	407/166 Rouse St PORT MELBOURNE 3207	\$750,000	31/05/2019
2	305C/142 Rouse St PORT MELBOURNE 3207	\$726,000	02/03/2019
3	509/101 Bay St PORT MELBOURNE 3207	\$725,000	18/04/2019

**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.

4/1 Seisman Place, Port Melbourne Vic 3207

Jon Kett  
03 9646 4444  
0415 853 564  
jkett@chisholmgamon.com.au



2 1 1

**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$750,000  
**Median Unit Price**  
Year ending June 2019: \$782,500

## Comparable Properties



**407/166 Rouse St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

2 1 1

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 31/05/2019  
**Rooms:** 3  
**Property Type:** Apartment



**305C/142 Rouse St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$726,000  
**Method:** Auction Sale  
**Date:** 02/03/2019  
**Rooms:** -  
**Property Type:** Apartment



**509/101 Bay St PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$725,000  
**Method:** Private Sale  
**Date:** 18/04/2019  
**Rooms:** 4  
**Property Type:** Apartment